



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

AGENDA

Village of Summit Plan Commission Thursday, October 17, 2024 5:30 p.m. At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
 - August 15, 2024
 - September 19, 2024
5. Next meeting date – proposed for Thursday, November 21, 2024 at 5:30 p.m.
6. **PUBLIC HEARING:**
 - A. Receive comments and discuss a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request includes an amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions. The proposed text amendment has been revised since the public hearing that was held on August 22, 2024 regarding the same topic.
7. **REGULAR BUSINESS:**
 - A. Discussion and action on a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request includes an amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions.
 - B. Discussion and action on request by Jeff Stoll for Site Plan Development approval to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056).
 - C. Discussion and provide feedback regarding request by John Siepmann, Siepmann Realty, to develop a 12-lot single-family subdivision on property owned by Mark and Eileen Lurvey Trust, located at 543 S. Wayfare Trail (SUMT0714999001).
8. **UPDATE** regarding Village Board action on Plan Commission matters

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: October 11, 2024

Next meeting date: November 21, 2024

***** Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact the Village Hall at 567-2757.

***** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

PUBLIC HEARING NOTICE
VILLAGE OF SUMMIT, WISCONSIN

Thursday, October 17, 2024

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, October 17, 2024, at 5:30 p.m.**, at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin. The purpose of the hearing is to receive comments and discuss a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request includes an amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions. The proposed text amendment has been revised since the public hearing that was held on August 22, 2024 regarding the same topic.

Information regarding this application is available for review at the Village of Summit Village Hall, 37100 Delafield Road, during regular business hours. Citizens with written comments regarding this public hearing may email those comments to the Village Deputy Clerk at deputyclerk@summitvillage.org or by using this link: <https://summitvillage.org/contact-us/> and those comments will be included in the meeting packet. The deadline to receive written comments is noon on Thursday, October 10, 2024. Verbal comments may be provided at the meeting. For more information regarding this public hearing, please contact Amy Barrows, Village Planner, at the Summit Village Hall (262) 567-2757.

All interested parties will be heard.

VILLAGE OF SUMMIT

Amy Barrows, Village Planner

Published: October 3 and October 10, 2024
Posted: October 1, 2024



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141

Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

Date Filed: 8/6/24

\$100.00 Application Fee Paid na

Zoning Text Amendment Application Packet

Based on Chapter 111, Section 386 of the Code of the Village of Summit

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

Village of Summit
Plan Commission

Phone # ()

e-mail

2. PROPERTY OWNER

X

Phone # ()

e-mail

5. What Zoning Ordinance Section is proposed for amendment? Section 111 - 354(c)
add subsection (4)

6. What is the PROPOSED Zoning Language Change? (Please include current language with underlined type for new language and strike-out type for removed language.)

add residential uses as accessory
use in NC Neighborhood Commercial

7. Describe why the text change is needed, including a description of the proposed impact under the new zoning language, including new uses available & the creation of any non-conforming uses and or structures.

- matches land use plan for mixed use
- several examples of residential in NC already

8. Please initial the following statements after you have read them.

AB I understand that the Village is under no obligation to change the current Ordinance language.

AB I understand that the Village staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.

AB I am aware that this text amendment shall go into effect immediately upon approval of the Summit Village Board and posting and/or publication of the approved changes.

9. SIGNATURES

NOTE: ALL APPLICATIONS/PETITIONS MUST BE SIGNED BY THE RESPONSIBLE PARTY

Ambaros, on 8/6/24
Applicant/Agent date

behalf of
ad Plan Commission
see minutes from 7/18/24

Property Owner (Responsible Party) date

Text Amendment to Zoning and Shoreland Ordinance – Allowing residential uses in the NC Neighborhood Commercial District

1/20/2022 Plan Commission Meeting

Staff Report

Village of Summit, Wisconsin

Re: Text Amendment to Zoning and Shoreland Ordinance – Allowing residential uses in the NC Neighborhood Commercial District

Recommended Action: Provide direction related to potential text amendments that would allow residential uses in the NC Neighborhood Commercial District

Summary:

The Zoning Code does not currently allow residential uses in the NC Neighborhood Commercial Zoning District. However, several properties that are in the NC Zoning District contain at least one apartment. Summit Village Commons and Panga are the only two properties that do not contain any living units. All of the properties zoned NC Neighborhood Commercial are designated as Mixed Use Commercial on the Land Use Plan Map, which is intended to accommodate both residential and commercial uses.

Golden Lake Pub = 1 apartment

Hogg Alley = 1 apartment

Ole’s = owner’s house is in the same building as the bar

Miller’s Sandy Beach = owner’s house is on the same property

Lucky Chucky’s = single family residence on same lot

Below is a table summarizing zoning code language in neighboring communities with similar zoning districts:

Municipality	Zoning District	Provisions
City of Delafield	CBD-1, 2, and 3 Downtown Business; B-1 Local Business and Residential	Residential in same building as commercial is permitted by right, stand-alone use requires a CU in CBD-1 and 3, stand-alone use permitted by right in CBD-2 if single or two-family B-1: In same building, must not exceed 25% of floor area if 1 story, shall not exceed 50% of floor area if multiple stories; no mixture of uses on same floor if multiple stories Single family allowed by right

Text Amendments Zoning Code – Residential in NC Commercial

		B-1A: residential must be proprietor of business
Village of Dousman	B-1 Downtown Business	Residential units allowed attached to business above or at rear of same building; max 2 units; min. living area of 550 sq. ft.
Town of Genesee	B-1 Restricted Business/B-2 Local Business	Allows single-family residential uses in junction with business uses
Village of Mukwonago	Multiple Business Districts Overlay District	Existing residences allowed Overlay district: allows both
Waukesha County	B-1 Restricted Business & B-2 Local Business B-3 General Business Downtown Okauchee	Single-family Single-family, but must be in conjunction with business Variable provisions

Sec. 111-354. - Neighborhood Commercial District (NC).

(a) *Intent.* The Neighborhood Commercial District includes areas available for limited retail uses and administrative/office uses. The village will allow development in this classification only upon connection to public sewer systems.

(b) *Principal permitted uses.*

- (1) Grocery store.
- (2) Coffee shop.
- (3) Book/stationary store.
- (4) Restaurant.
- (5) Art studio.
- (6) Office.
- (7) Florist.
- (8) Sporting goods sales.
- (9) Bakery (retail only).
- (10) Private lodges and clubs.
- (11) Public utility installations.
- (12) Day-care facility.
- (13) Bank or financial institution.
- (14) Catering establishment for off-site food service.

(c) *Accessory uses.*

- (1) Off-street parking and loading areas.
- (2) Roof-mounted satellite fixtures.
- (3) Automated teller machine.

(d) *Conditional uses.*

(e) *Bulk regulations.*

- (1) Minimum lot area: 40,000 square feet.
- (2) Minimum lot width: 200 feet.
- (3) Maximum structure coverage.
 - a. Office uses: 30 percent of lot area.
 - b. Commercial/retail uses: 45 percent of lot area.
- (4) Maximum impervious coverage.
 - a. Office uses: 70 percent of lot area.

- b. Commercial/retail uses: 75 percent of lot area.
- (5) Minimum front/street setback: 50 feet from base setback line.
- (6) Minimum side yard setback: 25 feet.
- (7) Minimum rear yard setback: 25 feet.
- (8) Minimum wetland setback: 25 feet.
- (9) Minimum pavement setback: 20 feet.
- (10) Maximum structure height.
 - a. Principal structure: 30 feet.
 - b. Accessory structure(s): 15 feet.
- (11) Shoreland development requirements. In addition to compliance with the aforementioned regulations, all properties within shoreland areas as defined herein are also subject to the following additional requirements:
 - a. Minimum shore setback:
 - 1. Seventy-five feet from the ordinary high water mark. Where an existing pattern of development exists less than the requirement listed above, refer to section 111-96(A)(9)(g).
 - 2. Fifty feet for a structure that has no sides or has only railings for sides, subject to section 111-96(A)(9)(h)
- (f) *Signage*. As described in article VII of this chapter.
- (g) *Erosion control*. As described in the Village of Summit Erosion Control Ordinance when applicable.
- (h) Plans and specifications to be submitted to the plan commission in accordance with article X of this chapter.
 - (1) To encourage a commercial environment that is compatible with the rural residential and open space character of the village, and that will maintain a campus-like setting, building permits for permitted uses in the NC District shall not be issued without review and approval of the plan commission.
 - (2) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, landscaping and open space use. The process used to review a development in the NC District is set forth in article X of this chapter.

(Ord. No. 31-2015, § 12.9, 10-1-2015; Ord. No. 63-2018, §§ 18, 19, 8-20-2018; Ord. No. 119-2023, § 2, 10-12-2023)

Zoning Ordinance Text Amendment Proposal

Residential Uses in the NC Neighborhood Commercial District

10/17/2024 Plan Commission Meeting (Public Hearing)

9/19/2024 Plan Commission Meeting

8/22/2024 Plan Commission Meeting (Public Hearing)

7/18/2024 Plan Commission Meeting

5/16/2024 Plan Commission Meeting

Staff Report

Village of Summit, Wisconsin

Possible Motion:

Recommend Village Board adopt the enclosed ordinance, subject to Village Attorney review, that creates Section 111-354(c)(4) of the Zoning and Shoreland Protection Ordinance, adding single-family and multi-family residential uses as an accessory use in the NC Neighborhood Commercial Zoning District provided certain conditions being met.

Summary:

At the May Plan Commission meeting, staff requested that Plan Commission consider amending the text of the NC Neighborhood Commercial District to provide for residential uses as an accessory structure. After discussing the existing uses in areas already zoned NC Neighborhood Commercial, Plan Commission members recommended that staff provide example language that would give Plan Commission flexibility to determine the appropriateness based on use and structure design.

At the May meeting, Plan Commission members felt that it would be reasonable to allow residential uses above or behind a commercial use and as separate structures. Density should be limited so that the residential use is incidental to the commercial use. Plan Commission recommended that density and other related provisions be discussed at Plan Staff.

The following language was presented at Plan Staff and it was recommended that the language should be forwarded to Plan Commission for further discussion. **At the July meeting**, Plan Commission initiated an application to create the following language:

111-354(c) *Accessory uses.*

- (4) Single-family or multi-family residential, subject to the following conditions:
- a. The residential use must be incidental to a commercial use. The residential use may be located within the same or separate building as the commercial use.
 - b. The density of dwelling units shall not exceed four units per acre.
 - c. The minimum floor area per dwelling unit shall comply with the following:
 1. Efficiency apartment: 400 square feet.
 2. One-bedroom: 650 square feet.
 3. Two-bedroom: 800 square feet.
 4. Three-bedroom or greater: 1,000 square feet.
 - d. There shall be at least two parking stalls per residential dwelling unit.
 - e. The location, number, size, and design of the dwelling units shall be reviewed by Plan Commission as part of a Site Plan and Plan of Operation to ensure the use is

compatible and complementary to the commercial uses on the property and surrounding neighborhood.

At the August meeting and after receiving comments from the public that multi-family use does not fit adjacent to a single-family residential neighborhood, Plan Commission asked staff to prepare revised language that puts a greater restriction on multi-family residential uses for discussion at the September meeting.

At the September meeting, Plan Commission recommended the following language, which shows the changes since the August meeting in track changes. Plan Commission recommended the below language be sent to Village Board for recommended adoption. Plan Commission's recommendation was subject to Village Attorney review regarding whether a public hearing should be posted to give the public an opportunity to comment on the changes since the August meeting. The Village Attorney recommended that a public hearing be posted for the October Plan Commission meeting.

111-354(c) *Accessory uses.*

- (4) Single-family and multi-family residential, subject to the following conditions:
- a. The residential use must be incidental to a commercial use. ~~The residential use may be located within the same or separate building as the commercial use.~~
 - b. The density of dwelling units shall not exceed four units per acre. **Detached single-family residential is limited to one unit per lot. Multi-family residential shall be part of a structure that accommodates a commercial use. Multi-family residential is not permitted within a stand-alone structure.**
 - c. The minimum floor area per dwelling unit shall comply with the following:
 1. Efficiency apartment: 400 square feet.
 2. One-bedroom: 650 square feet.
 3. Two-bedroom: 800 square feet.
 4. Three-bedroom or greater: 1,000 square feet.
 - d. There shall be at least ~~two~~**one** parking stalls per residential dwelling unit.
 - e. The location, number, size, and design of the dwelling units shall be reviewed by Plan Commission as part of a Site Plan and Plan of Operation to ensure the use is compatible and complementary to the commercial uses on the property and surrounding neighborhood. **The housing type, such as single-family and/or multi-family shall remain consistent with the housing type of the surrounding neighborhood.**

This matter was also discussed in 2022. The Staff Report from that meeting is included in the meeting packet. At the time, Plan Commission asked to delay further consideration until such time a specific request was proposed. The property owner of Hogg Alley recently rezoned the property directly west of Hogg Alley to NC Neighborhood Commercial to allow for parking. That property has a single-family residence on it, which is currently considered a legal nonconforming use. Therefore, the property owner has requested the Village reconsider this matter so that both uses can be accommodated as permitted uses.

ORDINANCE NO. _____

AN ORDINANCE TO CREATE THE TEXT OF CHAPTER 111 ENTITLED “ZONING AND SHORELAND PROTECTION,” ARTICLE XII ENTITLED “DISTRICT REGULATIONS,” SECTION 111-354 ENTITLED “NEIGHBORHOOD COMMERCIAL DISTRICT (NC),” SUBSECTION (c) ENTITLED “ACCESSORY USES,” SUBSECTION (4) OF THE ZONING AND SHORELAND PROTECTION ORDINANCE OF THE VILLAGE OF SUMMIT CODE OF ORDINANCES RELATED TO SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL USES

WHEREAS, at the May 16, 2024 Plan Commission meeting, the Village of Summit Plan Commission considered potential amendments to the text of Section 111-354 of the Zoning and Shoreland Protection Ordinance in order to accommodate residential uses in the NC Neighborhood Commercial District; and

WHEREAS, pursuant to Section 111-386(b)(1) of the Village Code, the Village of Summit Plan Commission initiated text amendments to the Village Code at their meeting on July 18, 2024, specifically recommending creating Section 111-354(c)(4) to allow single-family and multi-family residential uses in the NC Neighborhood Commercial Zoning District, subject to certain conditions; and

WHEREAS, upon publication of the required “Notice of Public Hearing” pursuant to Section 111-387(b)(1)(a) of the Village Code and mailing of said "Notice of Public Hearing" to all parties-in-interest as required by Section 111-387(b)(1)(b) of the Village Code, the Plan Commission for the Village of Summit held a public hearing on August 22, 2024, as required by Section 111-386(b)(4) of the Village Code; and

WHEREAS, at the August 22, 2024 Plan Commission public hearing, the Village Zoning Administrator presented information on the proposed text amendments requested by the Plan Commission; and

WHEREAS, following the August 22, 2024 Plan Commission public hearing, the commissioners considered the information presented at the public hearing and requested that staff present modified language at the September 19, 2024 Plan Commission meeting; and

WHEREAS, modified language was presented at the September 19, 2024 Plan Commission meeting, and the Plan Commission recommended the language be presented to Village Board for adoption subject to Village Attorney review regarding the need to post a public hearing; and

WHEREAS, the Village Attorney recommended that a second notice of public hearing be posted. Upon publication of the required “Notice of Public Hearing” pursuant to Section 111-387(b)(1)(a) of the Village Code and mailing of said "Notice of Public Hearing" to all parties-in-interest as required by Section 111-387(b)(1)(b) of the Village

Code, the Plan Commission for the Village of Summit held a second public hearing on October 17, 2024; and

WHEREAS, the Plan Commission considered the information presented at the October 17, 2024 public hearing and recommended approval of the proposed changes, for Village Board consideration; and

WHEREAS, the Village Board finds that this change to the Village Zoning Code is not a down zoning ordinance because it does not decrease the development density of land and it does not reduce the permitted uses of land, and therefore the super majority requirement of Section 66.10015, Wisconsin Statutes, does not apply to this ordinance; and

WHEREAS, the Village Board of the Village of Summit, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such zoning text amendments on the health, safety and welfare of the community, hereby determine that the amendments will not violate the spirit or intent of the Village Code, and will not be contrary to the public health, safety or general welfare of the Village of Summit.

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County, Wisconsin, DO ORDAIN as follows:

SECTION 1: Chapter 111 of the Village of Summit Municipal Code entitled "Zoning and Shoreland Protection," Article XII entitled "District Regulations," Section 111-354 entitled "Neighborhood Commercial District (NC)," Subsection (c) entitled "Accessory uses," Subsection (4) is hereby created to read as follows:

- (4) Single-family and multi-family residential, subject to the following conditions:
 - a. The residential use must be incidental to a commercial use.
 - b. The density of dwelling units shall not exceed four units per acre. Detached single-family residential is limited to one unit per lot. Multi-family residential shall be part of a structure that accommodates a commercial use. Multi-family residential is not permitted within a stand-alone structure.
 - c. The minimum floor area per dwelling unit shall comply with the following:
 - 1. Efficiency apartment: 400 square feet.
 - 2. One-bedroom: 650 square feet.
 - 3. Two-bedroom: 800 square feet.
 - 4. Three-bedroom or greater: 1,000 square feet.
 - d. There shall be at least one parking stall per residential dwelling unit.
 - e. The location, number, size, and design of the dwelling units shall be reviewed by Plan Commission as part of a Site Plan and Plan of Operation to ensure the use is compatible and complementary to the commercial uses

on the property and surrounding neighborhood. The housing type, such as single-family and, or, multi-family shall remain consistent with the housing type of the surrounding neighborhood.

SECTION 2. SEVERABILITY.

The several sections and portions of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication.

Passed and adopted this _____ day of _____, 2024.

VILLAGE OF SUMMIT

Jack Riley, Village President

ATTEST:

Debra J. Michael, Village Administrator-Clerk/Treasurer

Published and posted this _____ day of _____, 2024.

This instrument drafted by
Amy Barrows, Village Planner

HOGG ALLEY – PARKING & SHED

34311 N. VENICE BEACH ROAD, SUMT0669017

10/17/2024 Plan Commission Meeting

Staff Report

Village of Summit, Wisconsin

Property Owner: 34311 N. Venice Beach Road LLC

Applicant: Jeff Stoll

Current Zoning: Conditional NC Neighborhood Commercial, Floodplain Overlay
(west side of N. Venice Beach Road)
NC Neighborhood Commercial
(east side of N. Venice Beach Road)

Land Use Plan: Mixed Use

Recommended Motion:

Approve the applicant's request for Site Plan Development Improvements for a parking lot with 20 parking stalls on property located at 34311 N. Venice Beach Road LLC, subject to the following conditions being met:

- 1.) The Certified Survey Map that prohibits the sale of 2008 N. Venice Beach Road and 34311 N. Venice Beach Road in separate ownership shall be recorded prior to the commencement of parking lot improvements.
- 2.) The Stormwater Maintenance Agreement shall be signed and recorded with Waukesha County Register of Deeds prior to commencement of parking lot improvements.
- 3.) A building plan for the shed, including exterior elevations and materials, shall be submitted to the Plan Commission for review and approval prior to construction.
- 4.) The lighting details, including total height, type, materials and color, shall be submitted to Plan Commission for review and approval prior to the installation of lights. The lights shall be turned off within one hour of business closing.
- 5.) The landscape plan shall be implemented prior to any customers using the parking lot. The four deciduous shrubs along the west lot line shall be replaced with evergreen shrubs that are at least 4 ft. in height.

Background:

The applicant recently obtained approval to rezone the property located at 34311 N. Venice Beach Road from R-4 Cottage Residential to NC Neighborhood Commercial. The applicant also obtained approval for a Certified Survey Map that placed 34311 N. Venice Beach Road in an Outlot that can't be sold separately from 2008 N. Venice Beach Road. There was also an Outlot

2 created that must be held in common ownership with an adjacent lot owner. The rezone is subject to the CSM being recorded within one year of the Village Board approval of the rezone and future improvements are limited to a parking lot unless approved by the Village of Summit Plan Commission in accordance with all ordinances.

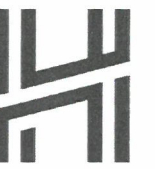
Summary:

The applicant is proposing to install a 20-stall parking lot at 34311 Venice Beach Road to accommodate customers occupying Hogg Alley located at 2008 N. Venice Beach Road. The parking lot will be located on the south side of the lot with an entrance off of Venice Beach Road. A greenbelt will be created along the entire width of the parking lot between the lot and CTH DR. The applicant is also proposing to install a rain garden north of the parking lot to accommodate drainage. The overflow will be piped across Venice Beach Road and will outlet in a swale that is currently being constructed by the Village on a strip of land owned by the Lake Management District. Drainage will ultimately enter into the Bark River. The applicant is also proposing to construct a 270 sq. ft. shed, in place of an existing shed and garage, but no plans have been submitted.

There will be three light poles. The poles will be 15 ft. in height with an additional base. The height of the base was not included with the plans. The applicant did not indicate which features will be used. The applicant has been asked to present the specific details related to lighting at the meeting.

The applicant is also proposing to plant 6 evergreen trees and 4 deciduous shrubs along the west lot line. There will be two areas of shrubs planted between the parking lot and CTH DR. There will also be one elm tree planted just outside of the road right-of-way of Venice Beach Road. At such time the applicant proposes to construct the shed, additional plantings will be placed at the base of the shed.

The proposed parking lot will help alleviate an ongoing parking problem along Venice Beach Road and CTH DR. The construction of the rain garden will also help alleviate existing drainage issues in the area.



HARWOOD

civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications

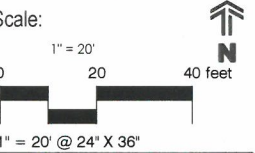
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 · hecl.com

Project Name:
**WEST
PARKING LOT**

Client:
**STOLLEY'S
HOGG ALLEY**

34311 VENICE BEACH RD
OCONOMOWOC, WI 53066

Issuance:
10-01-2024 Revision #1

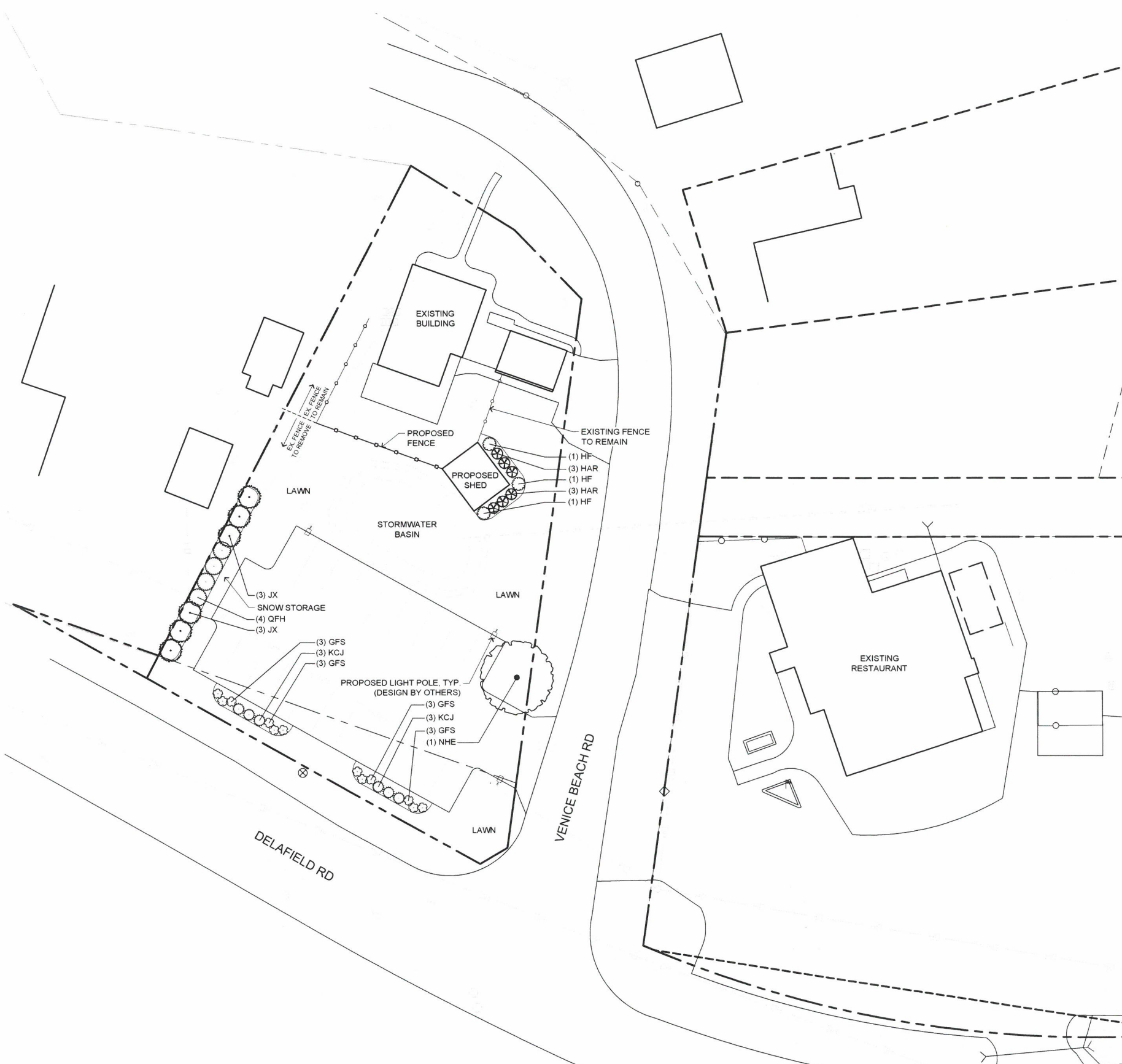


Date:
07/18/2024

Project Number:

24-1105.00

Sheet Name:
**LANDSCAPE
PLAN**

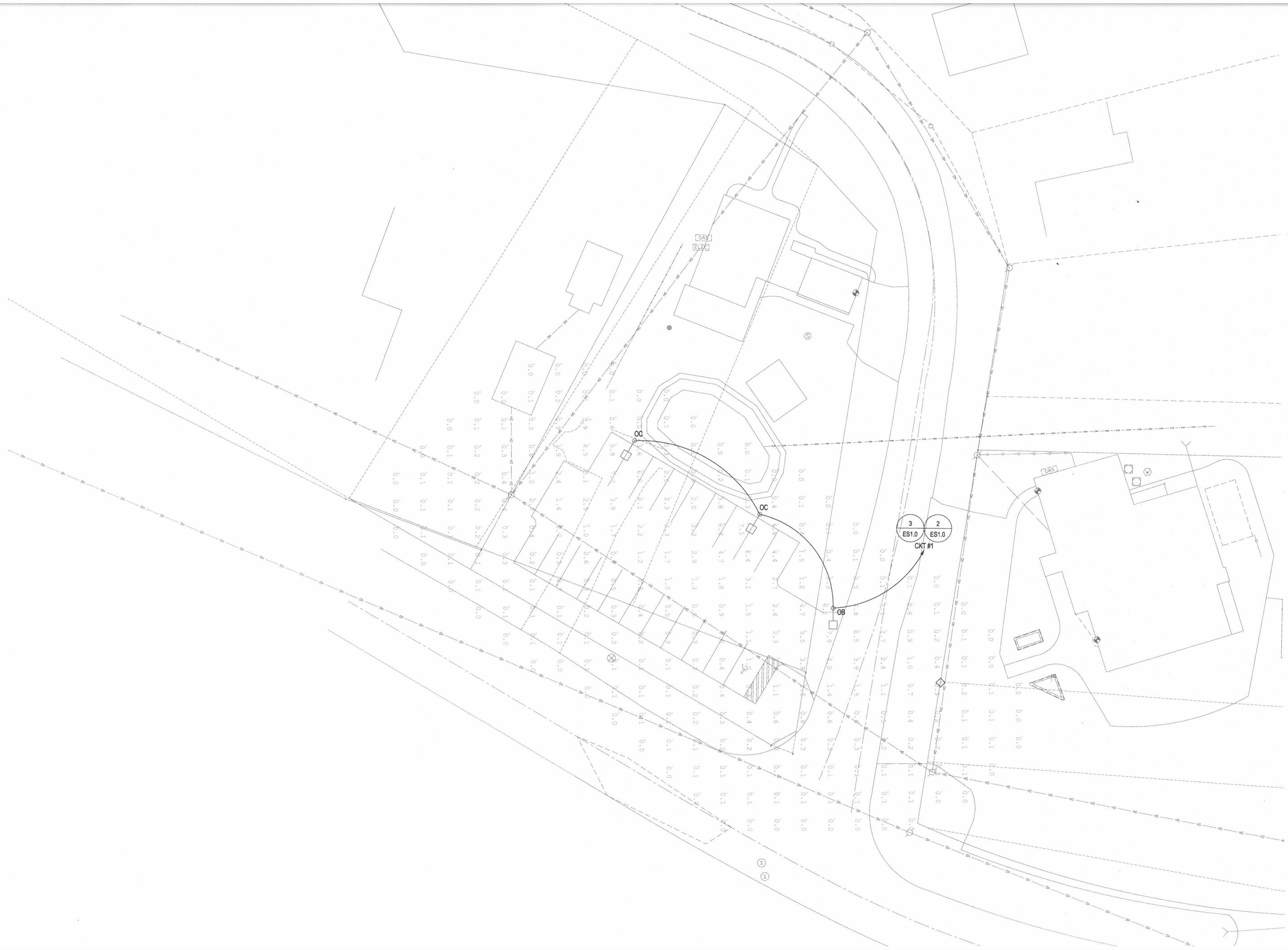


PLANT SCHEDULE

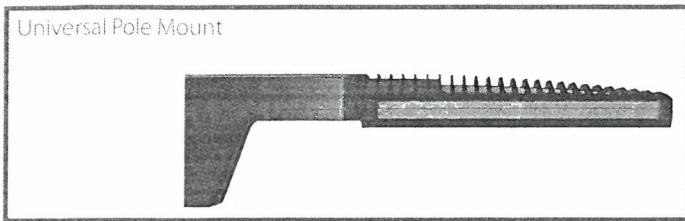
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
TREES						
NHE	1	New Horizon Elm	Ulmus x 'New Horizon'	2" Cal.	B&B	As Shown
EVERGREEN TREES						
HAR	6	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	5' Ht.	B&B	As Shown
JX	6	Star Power® Juniper	Juniperus x 'J.N Select Blue'	5' Ht.	B&B	As Shown
DECIDUOUS SHRUBS						
HF	3	Fire Light® Hydrangea	Hydrangea paniculata 'SMHPFL'	36" Ht.	Cont.	As Shown
GFS	12	Goldflame Spiraea	Spiraea x bumalda 'Goldflame'	18" Ht.	Cont.	As Shown
QFH	4	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	36" Ht.	Cont.	As Shown
EVERGREEN SHRUBS						
KCJ	6	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.	As Shown

GENERAL NOTES

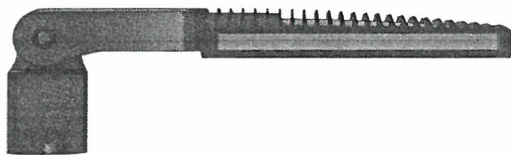
- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances.
- 1.02 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.03 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore.
- 2.01 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1(Latest Version).The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.02 Mulch: All tree circles (4' dia.) and plantings beds to receive a 3" deep layer of high quality shredded hardwood bark mulch.
- 2.03 Bed edging: Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.
- 3.01 Lawn seeding shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plan. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Seed mix: "Deluxe 50 Mix" shall be supplied by Reinders, Madison WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.
- 4.01 Lighting design to be determined by others.



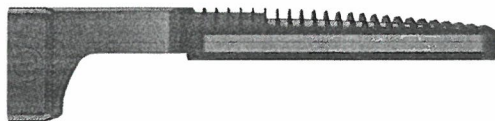
ALED Field-Adjustable Area Lights



Slipfitter Mount



Wall Mount



Field-Adjustable Wattage



0-10V



100,000 HOURS



WET RATED



IP RATING



FIELD ADJUSTABLE

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Cold Weather Starting

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature

Suitable for use in up to 40°C (104°F)

Housing

Die-cast aluminum

Mounting

Pole Universal Pole Mount, Slipfitter or Wall Mount

Tilt increment:

Slipfitter: 5°

Lens

Polycarbonate lens

Gasket

High-temperature silicone gasket

Reflector

Aluminum reflector with white polycarbonate

Green Technology

Mercury and UV free. RoHS-compliant components.

Finish

Formulated for high durability and long lasting color. Available in bronze, white or black finish.

PROJECT: _____

DATE: _____

TYPE: **OB / OC**

PREPARED BY: _____



* Dark Sky Approved
in 3000K
(Small & Medium Only)

** 3000K
Models only

KEY FEATURES

- Available in three different sizes:
SMALL: **80/60/40W** selectable
MEDIUM: **150/90/78W** selectable
LARGE: **260/220/170W** selectable
EXTRA LARGE: **385/345/300W** selectable
- CCT: **5000K** or **4000K**; **3000K** available for small and medium size.
- Available in **120-277V**. **480V** available on Medium, Large & XL housings.
- **Universal Pole, Slipfitter** and **Wall Mount** available on all models
- Available in **bronze, black** and **white** finish
- UL listed for **wet location**
- **IP66** listed
- **0-10V** dimmable
- **3G** Vibration rating

IES Classifications

Type II - Ideal for wide walkways, on ramps and entrance roadways, bike paths, and other long/narrow applications. This type is meant for lighting larger areas is usually located near the roadside.

Type III - Ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Type IV - Also known as "forward throw", it is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Type V - Produces a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots and pathways.

Auto Dealership - Car Dealership optics have a wide distribution with an intentional hot spot that helps to deliver eye-catching light to the front row of cars in a dealership lot while also minimizing "backspill" (light that is thrown back towards the street).

TECHNICAL SPECIFICATIONS (CONTINUED)

LED CHARACTERISTICS

LEDs

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Uniformity

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SLL) Products, ANSI C78.377-2017.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

ELECTRICAL

Drivers: 120-277V

ALED (Small) @ 5000K/4000K/3000K

Constant Current, Class 2, 120-277V, 50/60 Hz

40W: 120V: 0.34A, 208V: 0.20A, 240V: 0.17, 277V: 0.15A

60W: 120V: 0.50A, 208V: 0.30A, 240V: 0.25, 277V: 0.22A

80W: 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

ALEDM (Medium) @ 5000K/4000K/3000K

Constant Current, Class 2, 120-277V, 50/60 Hz

78W: 120V: 0.65A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

90W: 120V: 0.75A, 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

Constant Current, Non-Class 2, 120-277V, 50/60 Hz

150W: 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A

ALEDL (Large) @ 5000K/4000K

Constant Current, Non-Class 2, 120-277V, 50/60 Hz

170W: 120V: 1.42A, 208V: 0.82A, 240V: 0.71A, 277V: 0.62A

220W: 120V: 1.84A, 208V: 1.01A, 240V: 0.92A, 277V: 0.80A

260W: 120V: 2.20A, 208V: 1.25A, 240V: 1.10A, 277V: 0.94A

ALEDXL (Extra Large) @ 5000K/4000K

Constant Current, Non-Class 2, 120-277V, 50/60 Hz

300W: 120V: 2.50A, 208V: 1.45A, 240V: 1.25A, 277V: 1.10A

345W: 120V: 2.88A, 208V: 1.66A, 240V: 1.44A, 277V: 1.25A

385W: 120V: 3.21A, 208V: 1.85A, 240V: 1.60A, 277V: 1.39A

Drivers: 480V

ALEDM (Medium) @ 5000K/4000K/3000K

Constant Current, Class 2, 480V, 50/60 Hz

78W: 480V: 0.20A

90W: 480V: 0.23A

Constant Current, Non-Class 2, 480V, 50/60 Hz

150W: 480V: 0.32A

ALEDL (Large) @ 5000K/4000K

Constant Current, Non-Class 2, 480V, 50/60 Hz

170W: 480V: 0.39A

220W: 480V: 0.50A

260W: 480V: 0.57A

ALEDXL (Extra Large) @ 5000K/4000K

Constant Current, Non-Class 2, 480V, 50/60 Hz

300W: 480V: 0.67A

345W: 480V: 0.72A

385W: 480V: 0.81A

Surge Protection

Line to Line: 10kV

Line to Ground: 6kV

ELECTRICAL (CONTINUED)

Dimming Driver

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

COMPLIANCE

UL Listed

Suitable for wet locations

IP Listing

Ingress protection rating of IP66 for dust and water

DLC Listed

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

Dark Sky Approved (3000K)

This product has received the International Dark Sky Association Fixture Seal of Approval for 3000K models.

LUNA

This product has received the Design Lights Consortium's LUNA listing for 3000K Models. Designed to meet LUNA 5.1 requirements.

MODEL#	LUNA ID	MODEL#	LUNA ID
ALEDS2T	S-JFP8DL	ALEDS5T	S-QPUBEM
ALEDM2T/480	S-X16F2T	ALEDM5T/480	S-LDW34U
ALEDM2T	S-47BYO0	ALEDM5T	S-Q6EMD1
ALEDS3T	S-SCVY8Z	ALEDSAT	S-OJ9WA3
ALEDM3T/480	S-XTFQSC	ALEDMAT/480	S-V76QFK
ALEDM3T	S-E1RUL3	ALEDMAT	S-P2RCFE
ALEDS4T	S-FMQH1N		
ALEDM4T/480	S-FXSLJR		
ALEDM4T	S-G9H1UZ		

PERFORMANCE

Lifespan

100,000-hour LED lifespan based on IES LM-80 results and -21 calculations

OTHER

Warranty

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

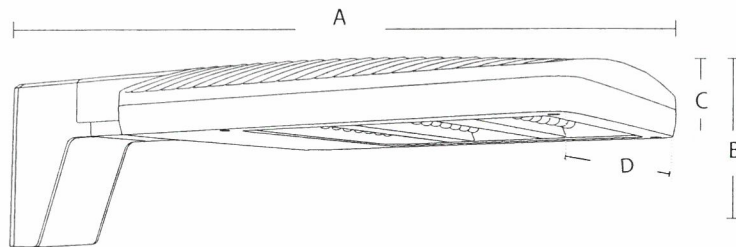
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the BUY American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

ALED Field-Adjustable Area Lights

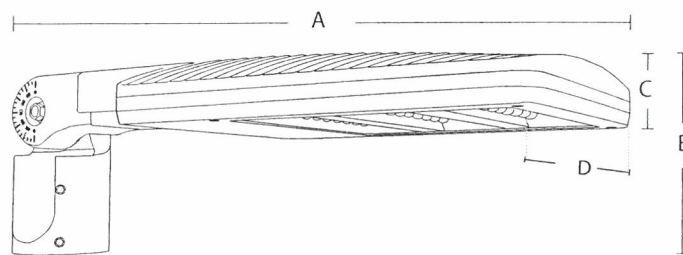


DIMENSIONS

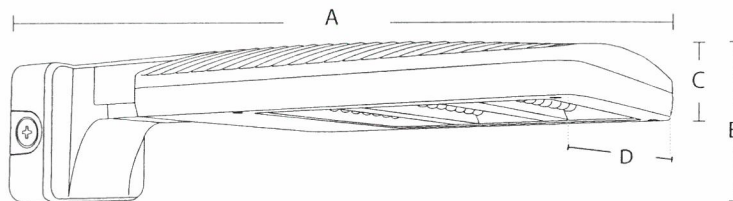
Universal Pole Mount



Slipfitter Mount



Wall Mount



ALED Weights	UNIVERSAL POLE MOUNT	SLIPFITTER MOUNT	WALL MOUNT
SMALL	13.2 lbs	14.7 lbs	13.2 lbs
MEDIUM	16.5 lbs	17.8 lbs	16.5 lbs
LARGE	27.3 lbs	31.5 lbs	26.4 lbs
EXTRA LARGE	34.5 lbs	41.4 lbs	36.3 lbs

ALED Fixture Size	UNIVERSAL POLE MOUNT				SLIPFITTER MOUNT				WALL MOUNT			
	A	B	C	D	A	B	C	D	A	B	C	D
SMALL	21 1/16"	5 3/4"	2 3/8"	10 9/16"	22 11/16"	6 7/8"	2 3/8"	12 1/2"	21 11/16"	5"	2 3/8"	17 1/14"
MEDIUM	23"	5 3/4"	2 3/8"	10 9/16"	24 1/2"	6 7/8"	2 3/8"	12 1/2"	23 1/2"	5"	2 3/8"	17 1/14"
LARGE	28 7/8"	6 3/8"	2 5/8"	10 9/16"	32 7/16"	7 3/4"	2 5/8"	12 1/2"	28 7/8"	5"	2 5/8"	17 1/14"
EXTRA LARGE	32 5/8"	6 3/8"	2 3/4"	19"	36 1/8"	7 13/16"	2 3/4"	19"	32 1/2"	5"	2 3/4"	19"

ALED Field-Adjustable Area Lights



PERFORMANCE									
ALEDS TYPE II	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.1W	81.4W	80.9W	58.0W	57.7W	57W	40.3W	40.6W	40.3W
Lumens	10,917	10,637	10,181	8,081	7,911	7,523	5,812	5,746	5,472
Lm/W	133.0	130.7	125.8	139.3	137.1	132.0	144.2	141.5	135.8
CRI	81	82	82	82	82	82	82	82	82
Voltage Ratings	120-277V								
ALEDS TYPE III	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	81.8W	81.2W	79.8W	57.7W	57.5W	56.2W	40.2	40.5W	39.8W
Lumens	10,742	10,458	10,433	7,951	7,778	7,710	5,719	5,650	5,608
Lm/W	131.3	128.8	130.7	137.8	135.3	137.2	142.3	139.5	140.9
CRI	82	82	82	82	82	82	82	82	82
Voltage Ratings	120-277V								
ALEDS TYPE IV	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.2W	82.0W	81.1W	58.0W	58.1W	57.2W	40.4W	40.9W	40.4W
Lumens	10,936	8,238	10,172	8,095	7,259	7,517	5,822	6,055	5,468
Lm/W	133.0	129.5	125.4	139.6	136.0	131.4	144.0	140.2	135.3
CRI	81	83	82	82	82	82	82	82	82
Voltage Ratings	120-277V								
ALEDS TYPE V	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.3W	84.4W	81.3W	58.1W	59.8W	57.3W	40.4W	42.1W	40.5W
Lumens	11,647	11,760	11,010	8,621	8,746	8,136	6,201	6,253	5,918
Lm/W	141.5	139.3	135.4	148.4	146.3	142.0	153.5	150.9	146.1
CRI	81	82	82	82	82	82	82	82	82
Voltage Ratings	120-277V								
ALEDS TYPE AT	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.1W	82.7W	82.0W	58.0W	58.6W	57.8W	40.3W	41.3W	40.8W
Lumens	11,008	10,945	10,452	8,148	8,140	7,724	5,861	5,913	5,618
Lm/W	134.1	132.3	127.5	140.5	138.9	133.6	145.4	143.2	137.7
CRI	81	83	82	82	82	82	82	82	82
Voltage Ratings	120-277V								

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDM TYPE II	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	148.6W	149.2W	151.4W	91.8W	92.8W	93.5W	76.2W	76.1W	77.5W
Lumens	19,172	19,864	18,802	12,604	13,056	12,360	10,592	10,870	10,371
Lm/W	129.1	133.1	124.2	137.2	140.6	132.2	139.0	142.9	133.8
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE III	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	148.3W	149.1W	147.3W	91.6W	92.8W	91W	76W	76W	75.4W
Lumens	19,192	19,672	19,524	12,617	12,930	12,835	10,603	10,765	10,769
Lm/W	129.5	131.9	132.5	137.7	139.4	141.0	139.5	141.6	142.8
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE IV	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	146.W	146.8	147.3W	90.6W	91.3W	91.5W	75.2W	74.8W	75.8W
Lumens	19,204	19,644	19,267	12,625	12,911	12,666	10,610	10,750	10,628
Lm/W	131.0	133.9	130.0	139.3	141.4	138.4	141.1	143.7	140.2
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE V	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	146.4W	150.2W	150.1W	90.5W	93.5W	92.7W	75.1W	76.6W	76.8W
Lumens	21,067	21,609	20,604	13,850	14,203	13,545	11,639	11,825	11,365
Lm/W	143.9	143.8	137.3	153.0	151.9	146.1	155.0	154.4	148.0
CRI	84	84	81	85	84	81	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE AT	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	148.4W	146.8W	148.9W	91.8W	91.3W	92W	76.1W	74.9W	76.2W
Lumens	19,641	19,991	19,771	12,913	13,140	12,997	10,851	10,940	10,906
Lm/W	132.3	136.2	132.8	140.7	143.8	141.3	142.5	146.1	143.1
CRI	84	82	81	85	84	81	85	84	81
Voltage Ratings	120-277V								

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDM TYPE II	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.3W	145W	145.2W	90.1W	90.6W	91.8W	74W	74W	75.1W
Lumens	19,224	19,897	18,366	12,734	13,144	17,174	10,534	10,807	10,046
Lm/W	133.2	137.2	126.5	141.4	145.0	132.6	142.3	146.1	133.8
CRI	84	83	82	85	84	82	85	84	82
Voltage Ratings	480V								

ALEDM TYPE III	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.6W	145.3W	142.3W	90.2W	90.8W	89.9W	74.2W	74.1W	73.6W
Lumens	18,998	19,639	19,123	12,584	12,973	12,676	10,411	10,667	10,460
Lm/W	131.4	135.1	134.4	139.4	142.8	141.0	140.4	143.9	142.1
CRI	84	82	81	85	84	81	85	84	81
Voltage Ratings	480V								

ALEDM TYPE IV	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.8W	145.4W	146.6W	90.3W	90.8W	92.6W	74.2W	74.1W	75.9W
Lumens	19,073	19,518	19,467	12,634	12,893	12,904	10,452	10,601	10,648
Lm/W	131.7	134.3	132.8	139.8	142.0	139.4	140.8	143.0	140.3
CRI	84	83	82	85	84	82	84	84	82
Voltage Ratings	480V								

ALEDM TYPE V	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.7W	145.3W	145.9W	90.3W	90.8W	92.2W	74.2W	74.1W	75.5W
Lumens	21,070	21,343	20,749	13,957	14,099	13,754	11,546	11,592	11,349
Lm/W	145.6	146.9	142.2	154.6	155.3	149.2	155.7	156.4	150.3
CRI	85	83	81	84	84	82	84	84	82
Voltage Ratings	480V								

ALEDM TYPE AT	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.7W	145.1W	145.8W	90.3W	90.7W	92.1W	74.2W	74W	75.4W
Lumens	19,579	20,354	19,595	12,969	13,446	12,989	10,729	11,055	10,718
Lm/W	135.3	140.2	134.4	143.7	148.2	141.0	144.6	149.4	142.1
CRI	85	83	82	85	84	82	85	84	82
Voltage Ratings	480V								

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDL TYPE II	5000K	4000K
Watts	260W	
Input Watt	267.4W	270.3W
Lumens	36,458	36,872
Lm/W	136.3	136.4
CRI	84	83
Voltage Ratings	120-277V	

ALEDL TYPE II	5000K	4000K
Watts	220W	
Input Watt	225.6W	228.4W
Lumens	31,480	31,952
Lm/W	139.5	139.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE II	5000K	4000K
Watts	170W	
Input Watt	169.7W	172.2W
Lumens	24,510	24,929
Lm/W	144.4	144.7
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	260W	
Input Watt	267.7W	268.2W
Lumens	36,971	37,050
Lm/W	138.1	138.1
CRI	85	83
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	220W	
Input Watt	225.9W	226.6W
Lumens	31,923	32,107
Lm/W	141.3	141.7
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	170W	
Input Watt	169.9W	170.9W
Lumens	24,855	25,049
Lm/W	146.3	146.6
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	260W	
Input Watt	267.7W	269W
Lumens	37,708	37,726
Lm/W	141	140.3
CRI	84	83
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	220W	
Input Watt	225.8W	227.2W
Lumens	32,559	32,692
Lm/W	144.2	143.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	170W	
Input Watt	169.9W	171.4W
Lumens	25,350	25,506
Lm/W	149.2	148.8
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	260W	
Input Watt	266.5W	267.3W
Lumens	40,311	40,427
Lm/W	151.3	151.2
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	220W	
Input Watt	224.8W	225.8W
Lumens	34,807	35,033
Lm/W	154.8	155.1
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	170W	
Input Watt	169.1W	170.3W
Lumens	27,100	27,332
Lm/W	160.2	160.5
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	260W	
Input Watt	269.8W	268.5W
Lumens	37,412	37,145
Lm/W	138.7	138.3
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	220W	
Input Watt	227.6W	226.8W
Lumens	32,304	32,189
Lm/W	142.0	141.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	170W	
Input Watt	171.2W	171.1W
Lumens	25,151	25,113
Lm/W	146.9	146.8
CRI	84	84
Voltage Ratings	120-277V	

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDL TYPE II	5000K	4000K
Watts	260W	
Input Watt	263W	263.7W
Lumens	36,992	37,425
Lm/W	140.7	141.9
CRI	84	83
Voltage Ratings	480V	

ALEDL TYPE II	5000K	4000K
Watts	220W	
Input Watt	225.9W	227.3W
Lumens	32,749	33,451
Lm/W	145.0	147.2
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE II	5000K	4000K
Watts	170W	
Input Watt	170.5W	171.3W
Lumens	25,360	25,826
Lm/W	148.7	150.8
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE III	5000K	4000K
Watts	260W	
Input Watt	262.9W	264W
Lumens	37,434	38,288
Lm/W	142.4	145.0
CRI	84	82
Voltage Ratings	480V	

ALEDL TYPE III	5000K	4000K
Watts	220W	
Input Watt	225.8W	227.5W
Lumens	33,140	34,222
Lm/W	146.8	150.4
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE III	5000K	4000K
Watts	170W	
Input Watt	170.5W	171.5W
Lumens	25,663	26,421
Lm/W	150.6	154.1
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE IV	5000K	4000K
Watts	260W	
Input Watt	263W	264.8W
Lumens	38,026	38,921
Lm/W	144.6	147.0
CRI	84	83
Voltage Ratings	480V	

ALEDL TYPE IV	5000K	4000K
Watts	220W	
Input Watt	225.9W	228.1W
Lumens	33,664	34,788
Lm/W	149.0	152.5
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE IV	5000K	4000K
Watts	170W	
Input Watt	170.5W	171.9W
Lumens	26,069	26,858
Lm/W	152.9	156.2
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE V	5000K	4000K
Watts	260W	
Input Watt	263.3W	264.2W
Lumens	41,412	41,273
Lm/W	157.3	156.2
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE V	5000K	4000K
Watts	220W	
Input Watt	226.1W	227.7W
Lumens	36,662	36,890
Lm/W	162.2	162.0
CRI	85	83
Voltage Ratings	480V	

ALEDL TYPE V	5000K	4000K
Watts	170W	
Input Watt	170.7W	171.6W
Lumens	28,390	28,481
Lm/W	166.3	166.0
CRI	85	83
Voltage Ratings	480V	

ALEDL TYPE AT	5000K	4000K
Watts	260W	
Input Watt	263.2W	264.3W
Lumens	37,583	38,340
Lm/W	142.8	145.1
CRI	84	82
Voltage Ratings	480V	

ALEDL TYPE AT	5000K	4000K
Watts	220W	
Input Watt	226W	227.7W
Lumens	33,272	34,268
Lm/W	147.2	150.5
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE AT	5000K	4000K
Watts	170W	
Input Watt	170.6W	171.6W
Lumens	25,765	26,457
Lm/W	151.0	154.2
CRI	85	84
Voltage Ratings	480V	

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDXL TYPE II	5000K	4000K
Watts	385W	
Input Watt	371W	371.7W
Lumens	49,583	48,439
Lm/W	133.7	130.3
CRI	84	83
Voltage Ratings	120-277V	

ALEDXL TYPE II	5000K	4000K
Watts	345W	
Input Watt	314.1W	316.9W
Lumens	42,888	42,313
Lm/W	136.5	133.5
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE II	5000K	4000K
Watts	300W	
Input Watt	290W	292.2W
Lumens	39,963	39,482
Lm/W	137.8	135.1
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	385W	
Input Watt	373.5W	373.2W
Lumens	48,702	49,283
Lm/W	130.4	132.1
CRI	85	84
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	345W	
Input Watt	316.3W	318.2W
Lumens	42,126	43,050
Lm/W	133.2	135.3
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	300W	
Input Watt	292W	292.3W
Lumens	39,253	40,170
Lm/W	134.4	137
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	385W	
Input Watt	370.6W	371.8W
Lumens	50,899	50,871
Lm/W	137.3	136.8
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	345W	
Input Watt	313.9W	317W
Lumens	44,027	44,438
Lm/W	140.3	140.2
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	300W	
Input Watt	289.7W	292.2W
Lumens	41,024	41,464
Lm/W	141.6	141.9
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	385W	
Input Watt	371.4W	372.8W
Lumens	54,644	55,106
Lm/W	147.1	147.8
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	345W	
Input Watt	314.5W	317.8W
Lumens	47,266	48,137
Lm/W	150.3	151.5
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	300W	
Input Watt	290.3W	293W
Lumens	44,042	44,916
Lm/W	151.7	153.3
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	385W	
Input Watt	372.7W	374.3W
Lumens	48,635	50,115
Lm/W	130.5	133.9
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	345W	
Input Watt	315.8W	319.2W
Lumens	42,068	43,777
Lm/W	133.3	137.2
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	300W	
Input Watt	291.3W	294.2W
Lumens	39,199	40,848
Lm/W	134.6	138.8
CRI	85	83
Voltage Ratings	120-277V	

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDXL TYPE II	5000K	4000K
Watts	385W	
Input Watt	358.9W	359.3W
Lumens	49,461	48,553
Lm/W	137.8	135.1
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE II	5000K	4000K
Watts	345W	
Input Watt	317.1W	315.7W
Lumens	44,478	43,218
Lm/W	140.3	136.9
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE II	5000K	4000K
Watts	300W	
Input Watt	292.5W	291.4W
Lumens	41,399	40,205
Lm/W	141.5	138.0
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE III	5000K	4000K
Watts	385W	
Input Watt	357.4W	361.6W
Lumens	47,596	49,721
Lm/W	133.2	137.5
CRI	84	84
Voltage Ratings	480V	

ALEDXL TYPE III	5000K	4000K
Watts	345W	
Input Watt	315.7W	317.7W
Lumens	42,801	44,257
Lm/W	135.6	139.3
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE III	5000K	4000K
Watts	300W	
Input Watt	290.1W	293.2W
Lumens	39,838	41,173
Lm/W	136.8	140.4
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE IV	5000K	4000K
Watts	385W	
Input Watt	355.9W	360.0W
Lumens	49,627	51,014
Lm/W	139.5	141.7
CRI	85	84
Voltage Ratings	480V	

ALEDXL TYPE IV	5000K	4000K
Watts	345W	
Input Watt	314.4W	316.3W
Lumens	44,628	45,408
Lm/W	141.9	143.6
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE IV	5000K	4000K
Watts	300W	
Input Watt	290.1W	291.9W
Lumens	41,538	42,243
Lm/W	143.2	144.7
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE V	5000K	4000K
Watts	385W	
Input Watt	355.8W	361.6W
Lumens	54,000	55,139
Lm/W	151.8	152.5
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE V	5000K	4000K
Watts	345W	
Input Watt	314.4W	317.7W
Lumens	48,560	49,080
Lm/W	154.5	154.5
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE V	5000K	4000K
Watts	300W	
Input Watt	290W	293.2W
Lumens	45,198	45,659
Lm/W	155.8	155.7
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE AT	5000K	4000K
Watts	385W	
Input Watt	358.8W	360.3W
Lumens	48,952	50,022
Lm/W	136.4	138.8
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE AT	5000K	4000K
Watts	345W	
Input Watt	317W	316.5W
Lumens	44,021	44,525
Lm/W	138.9	140.7
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE AT	5000K	4000K
Watts	300W	
Input Watt	292.4W	292.1W
Lumens	40,973	41,422
Lm/W	140.1	141.8
CRI	85	83
Voltage Ratings	480V	

ALED Field-Adjustable Area Lights



ACCESSORIES

Image	SKU#	UPC	Description
	ALED SHS	192552028714	ALED S HOUSE SIDE SHIELD WITH 4 SCREWS (10 3/8" X 10 1/4" X 6")
	ALED MHS	192552028721	ALED M HOUSE SIDE SHIELD WITH 4 SCREWS (12 3/16" X 12 1/4" X 6")
	ALED LHS	192552028738	ALED L HOUSE SIDE SHIELD WITH 7 SCREWS (19 1/4" X 17" X 6")
	ALED XLHS	192552028745	ALED XL HOUSE SIDE SHIELD WITH 7 SCREWS (23 1/4" X 18 3/4" X 6")
	ALED-RW ARM	192552036528	ROADWAY ARM FOR FA ALED SMALL-MEDIUM BRONZE
	ALED-RW ARM/B	192552036542	ROADWAY ARM FOR FA ALED SMALL-MEDIUM BLACK
	ALED-RW ARM/W	192552036535	ROADWAY ARM FOR FA ALED SMALL-MEDIUM WHITE

ORDERING MATRIX

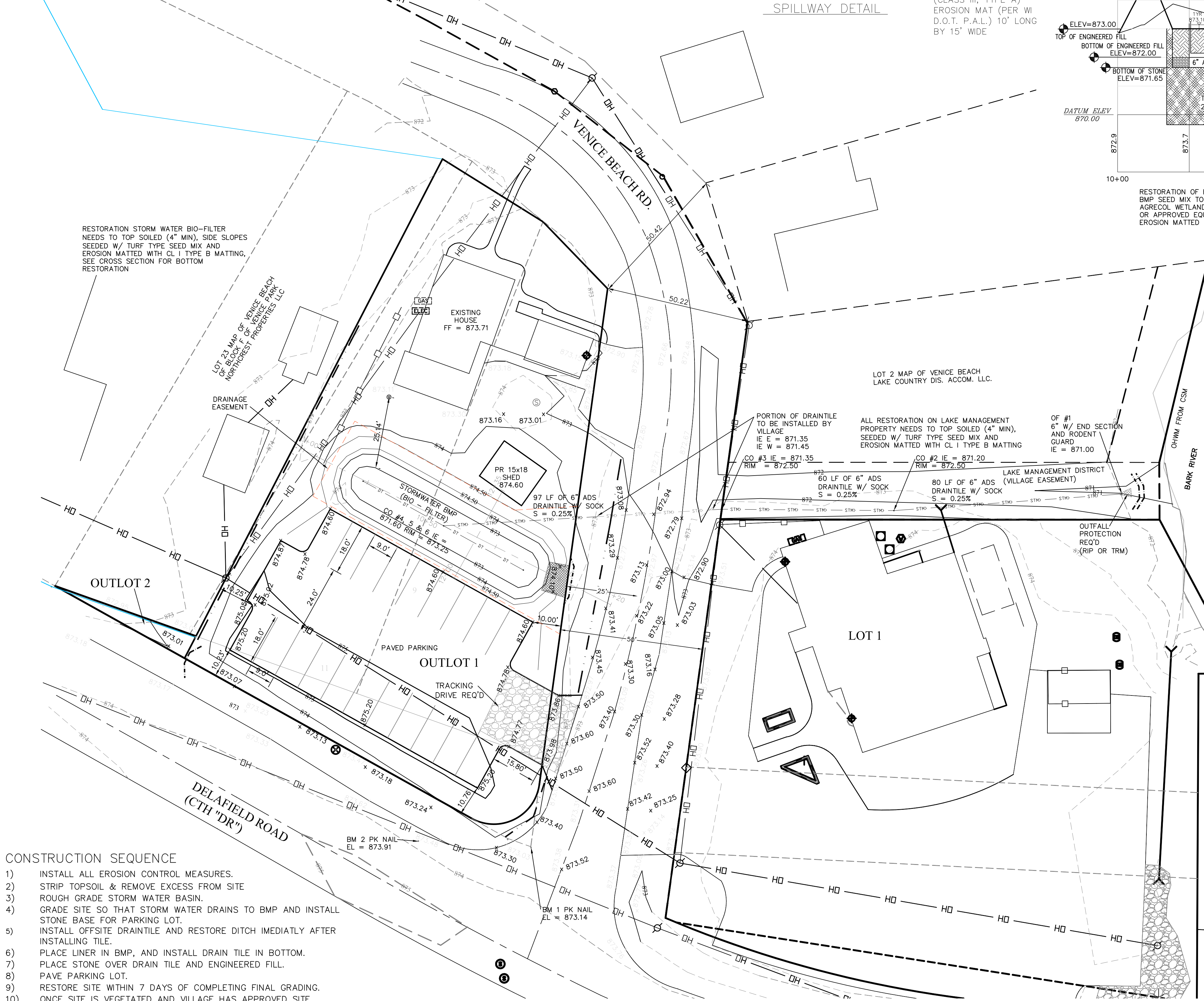
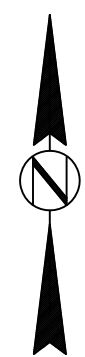
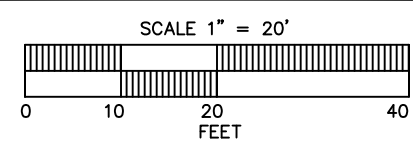
ALED

Family	Housing Size	Distribution	Mounting	Color Temperature	Finish	Voltage*	Options
ALED		OB = 3T OC = 4T			BY ARCH		
S	Small (FA 80/60/40W)	2T Type II	BLANK Universal Pole Mount	BLANK 5000K	BLANK Bronze	BLANK 120-277V	BLANK No Option
M	Medium (FA 150/90/78W)	3T Type III	SF Slipfitter	N 4000K	W White	/480 ² 480V	/7PR 7-Pin Receptacle
L	Large (FA 260/220/170W)	4T Type IV	WM Wall Mount	Y ¹ 3000K	B Black	*0-10V Dimming standard	/WS2 Multi-Level Motion Sensor with 20' Lens
XL	Extra Large (FA 385/345/300W)	5T Type V AT Auto Dealership Optic					/WS4 ³ Multi-Level Motion Sensor with 40' Lens

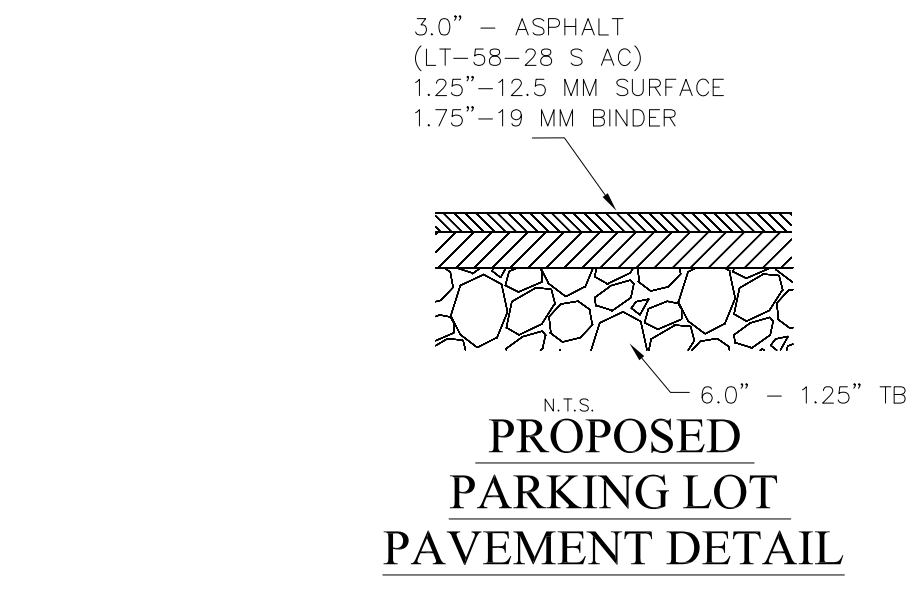
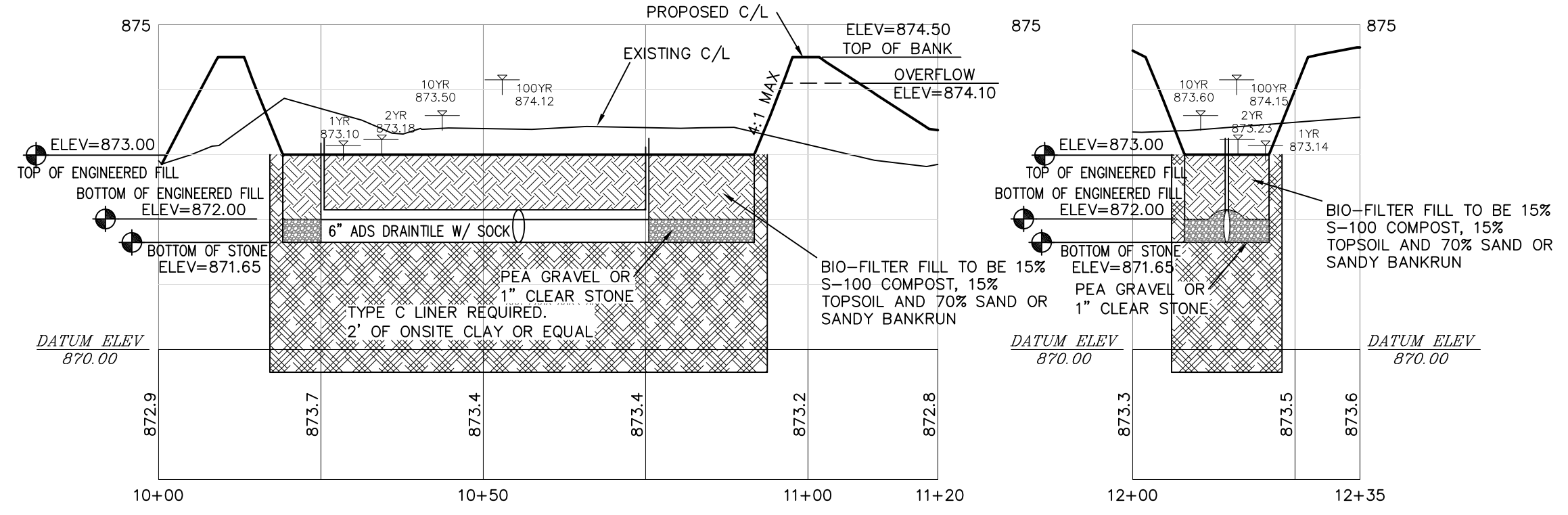
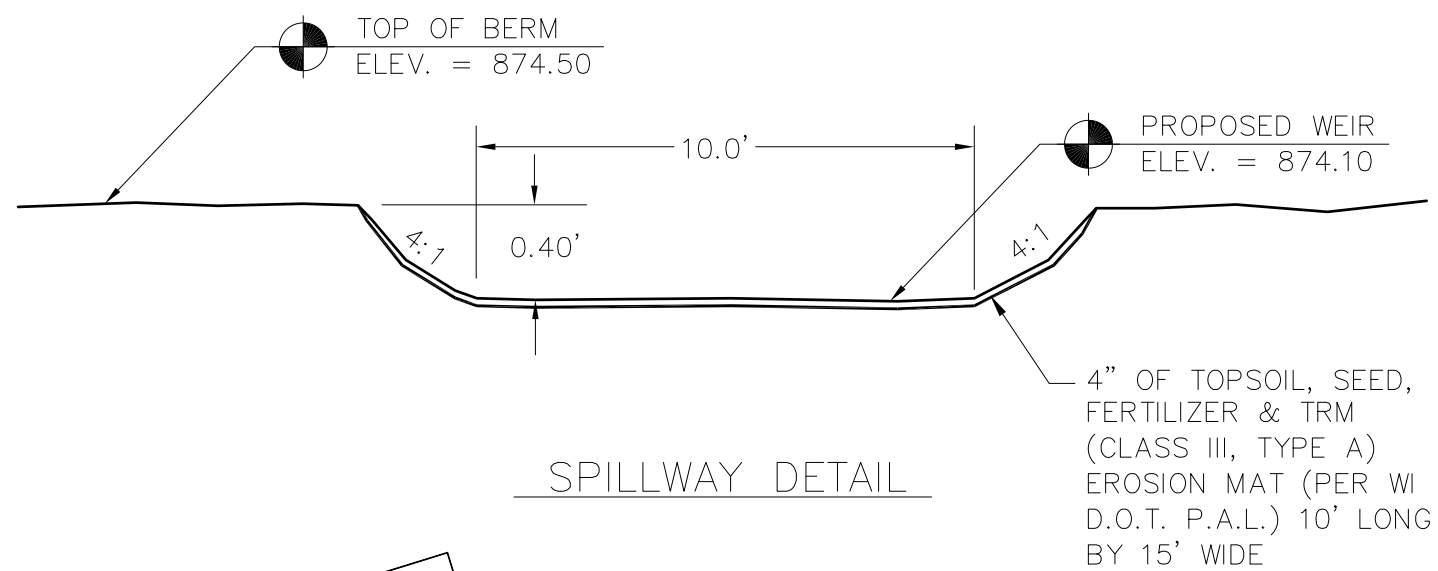
¹ Dark sky approved in 3000K, only available only on Small and Medium fixtures

² 480V available only on Medium, Large & Extra Large fixtures

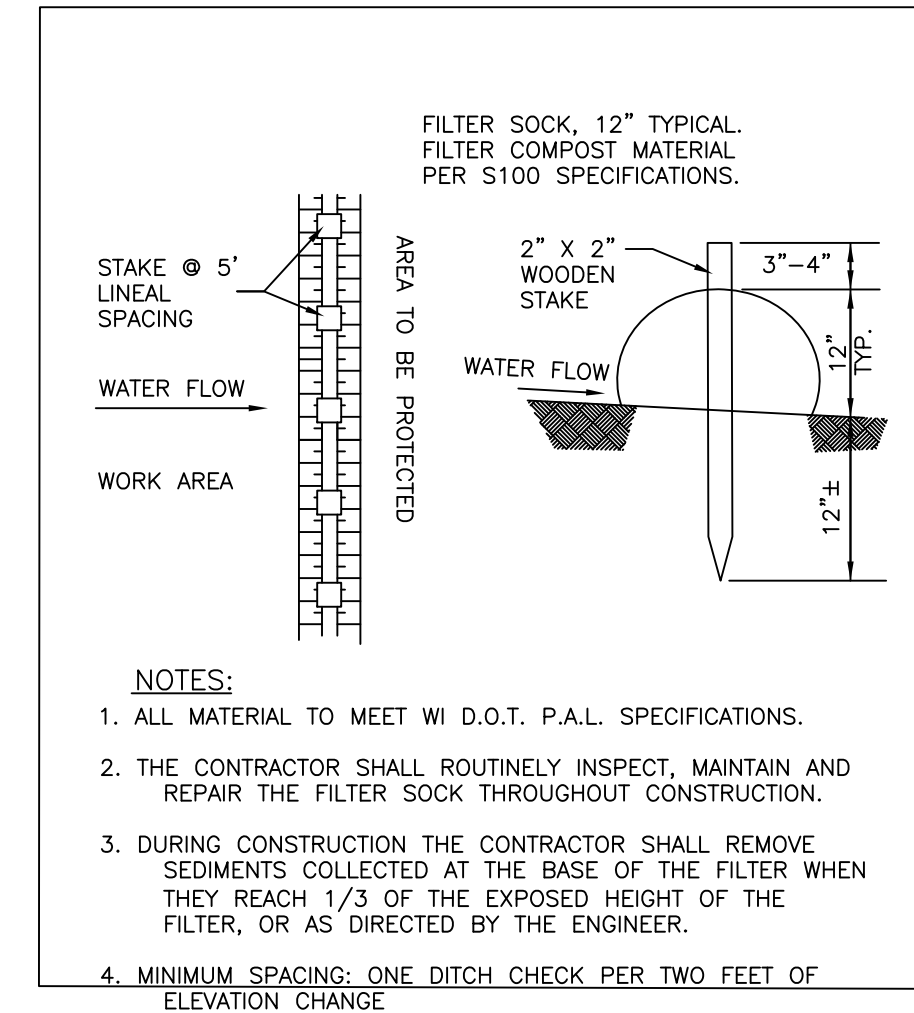
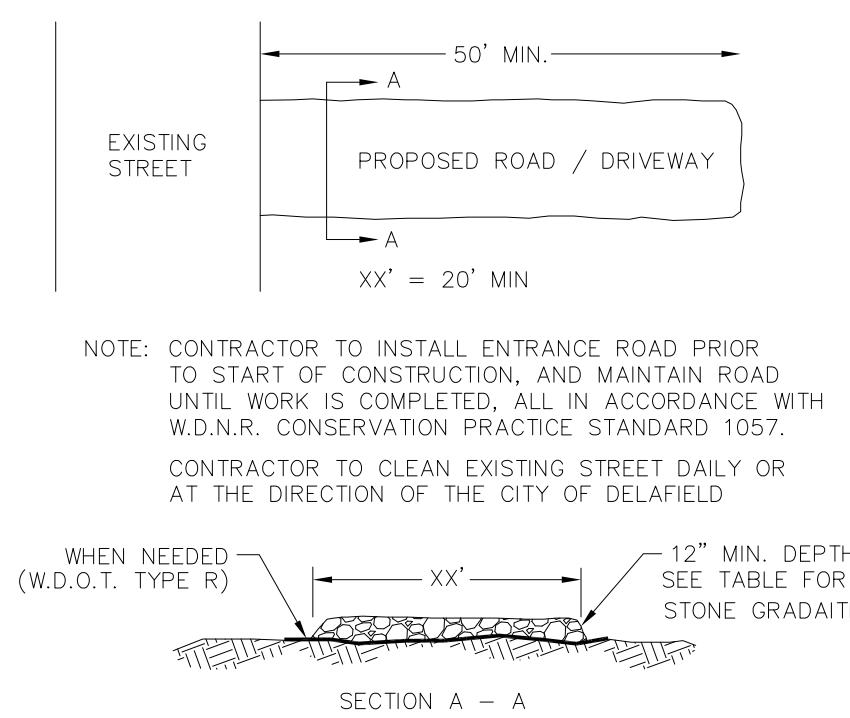
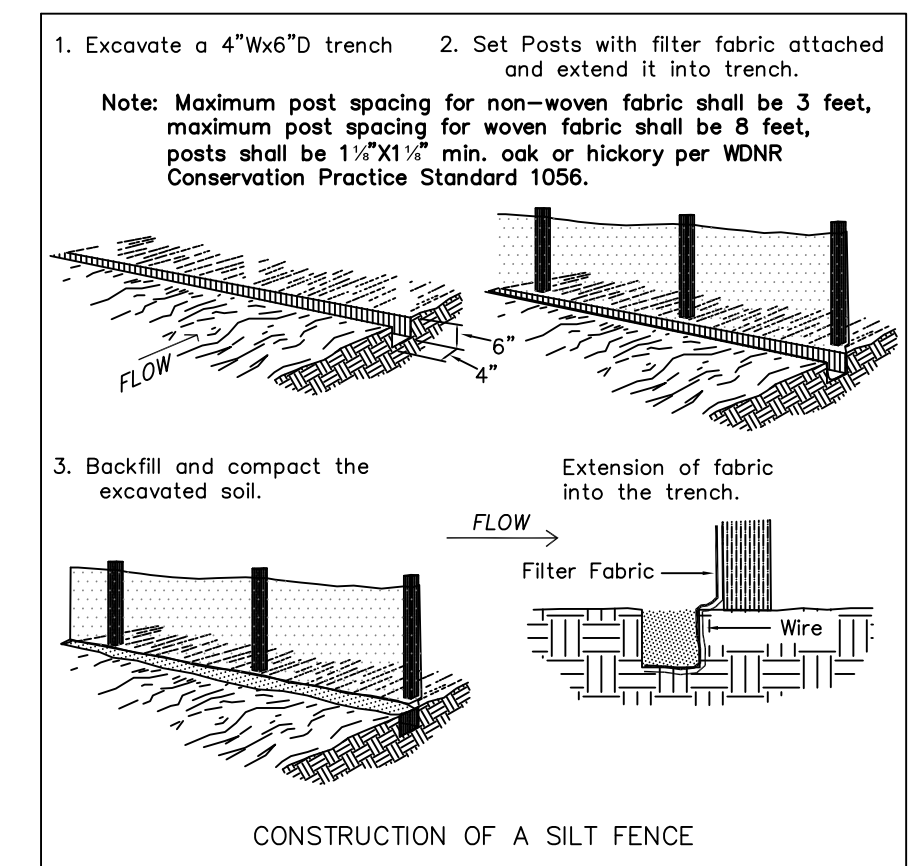
³ Wattstopper option available only on Large & Extra Large fixtures



- CONSTRUCTION SEQUENCE**
- 1) INSTALL ALL EROSION CONTROL MEASURES.
 - 2) STRIP TOPSOIL & REMOVE EXCESS FROM SITE
 - 3) ROUGH GRADE STORM WATER BASIN.
 - 4) GRADE SITE SO THAT STORM WATER DRAINS TO BMP AND INSTALL STONE BASE FOR PARKING LOT.
 - 5) INSTALL OFFSITE DRAIN TILE AND RESTORE DITCH IMMEDIATELY AFTER INSTALLING TILE.
 - 6) PLACE LINER IN BMP, AND INSTALL DRAIN TILE IN BOTTOM.
 - 7) PLACE STONE OVER DRAIN TILE AND ENGINEERED FILL.
 - 8) PAVE PARKING LOT.
 - 9) RESTORE SITE WITHIN 7 DAYS OF COMPLETING FINAL GRADING.
 - 10) ONCE SITE IS VEGETATED AND VILLAGE HAS APPROVED SITE, REMOVE ALL REMAINING EROSION CONTROL MEASURES.



- LEGEND**
- 864--- EXISTING 1' CONTOURS
 - 865--- EXISTING 5' CONTOURS
 - 864--- FUTURE 1' CONTOURS
 - 865--- FUTURE 5' CONTOURS
 - 864.6 EXISTING SPOT GRADES
 - 864.66 PROPOSED SPOT GRADES
 - S --- SILT FENCE
 - D --- DITCH CHECK
 - (S) GRINDER PUMP
 - (W) EXISTING WELL



Lake Country Engineering, Inc.
Consulting Engineers - Surveyors
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316

GRADING AND EROSION CONTROL PLAN
VENICE BEACH ROAD, LLC.
TAX KEY # SUMT01669056
NE 1/4 S24, T7N, R18E, VILLAGE OF SUMMIT, WAUKESHA CO.

PROJ. # 24-3512
SHEET # 1 OF 1

REVISION DATE 10-10-24
SCALE: 1" = 20'
DRAFTED BY: RJD
CHECKED BY: RDAVY
DATE: AUGUST 19, 2024

REMARKS PER VILLAGE COMMENTS



Building a Better World
for All of Us®

October 10, 2024

RE: Village of Summit
Hogg Alley Parking Lot - Documents
recommended for approval
SEH No. 176551 Task 2

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We have been working with the project engineer, Lake Country Engineering, with several reviews of the various submittals required, including the CSM, Storm Water Management and Grading/EC Plans, as well as the Storm Water Maintenance Agreement for the proposed parking lot across the street from the restaurant. Each of the documents prepared contain different dates for the version that we are recommending for approval. For the CSM, the version is dated 9/11/2024, for the SWMP the approved version is dated 09/26/2024, both the grading and EC plan and the SWMA are dated 10/10/2024.

Please contact me with any questions or comments at 414.507.8840 or bpehl@sehinc.com.

Sincerely,

A handwritten signature in blue ink that reads "B Pehl".

Brian Pehl, PE
Senior Project Engineer/Village Engineer
(Lic. WI)
btp

x:\pts\summ\176551\task 2 - hogg alley\review letters & mark-ups\176551 task 2-hog alley parking lot docs rec approval 10-10-2024.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

DOCUMENT NUMBER

**VENICE BEACH ROAD LLC.
STORM WATER
MAINTENANCE AGREEMENT**

EXHIBITS

Exhibit A: Legal Description of real estate for which this agreement applies (“Property”).

Exhibit A1: Legal Description of the Drainage Easement.

Exhibit B: Location Map(s) - shows an accurate location of each storm water management practice affected by this agreement.

Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this agreement.

Storm Water Management Measures
and
Maintenance Agreement

Name and Return Address

Village of Summit
Attention: Debra Michael
Village Administrator-Clerk/Treasurer
37100 Delafield Rd.
Oconomowoc, WI 53066

SUMT 0669056

Parcel Identification Number (PIN)

This Agreement is made and executed this _____ day of _____, 20__ by Venice Beach Road LLC., (hereinafter the “Owner”) and the Village of Summit (hereinafter the “Village”).

WHEREAS, Owner has subjected Outlot #1 C.S.M. _____ located in the NE ¼, Section 24, Town 7 North, Range 17 East, Waukesha County, Village of Summit, to certain conditions which are expressly made a part hereof, and as approved by the Village of Summit, and is expressly made an integral part hereof, for the benefit of the Development, Village, and the Tenants; and,

WHEREAS, the Owner, its successors and assigns, agree that the health, safety and welfare of the residents of the Village require on-site storm water management and maintenance measures on the Property, and

WHEREAS, the Village requires that on-site storm water management measures and management plans be implemented by the Owner, its successors and assigns,

NOW, THEREFORE, in compliance with the terms applicable to the development of Outlot #1 of C.S.M. # _____, the parties agree as follows.

1. The Owner, its successors or assigns, shall be solely responsible for the maintenance, upkeep, and repair of the storm water management system of the Outlot #1 of C.S.M. # _____.

2. Upon written notice from the Village or their designee, the Owner, its successors or assigns, shall, at their own cost and within a reasonable time period, have a BMP inspection conducted by a qualified person, file a report to the village engineer, and complete any maintenance or repair work recommended in the report.

3. The Village is authorized, but not required, to perform the corrective actions identified in the notice if the Owner, its successors or assigns does not make the required corrections in the specified time period. All costs and administrative fees charged to Owner, its successors or assigns in accordance with this section may be placed upon the tax roll as special charges in accordance with Wisconsin Statutes, including §66.0627, Wis. Stats.

4. The plans associated with Outlot #1 of C.S.M. # _____ shall accurately describe certain areas, and shall be legally described and submitted by the Owner/Developer, its successors or assigns to the Village, as detention / bio-filtration basins, swales, drainage easements, storm sewers, etc., all of which serve as and shall be referred to as storm water management measures and shall be fully incorporated herein as an integral part of this Agreement.

5. The Owner, its successors or assigns shall be responsible for maintenance of all storm water management measures. The Village is authorized to access the Property to conduct annual, or more frequent as needed inspections, of storm water management features and practices as may be determined

by the Village or its representatives, that are necessary to ascertain that the features and practices are being maintained and operated in accordance with acceptable standards designated by the Village. The Owner, its successors or assigns, on an annual, or more often as needed basis as may be determined by the Village or its representatives, shall provide maintenance of each storm water management measure, including but not limited to, removal of debris, maintenance of vegetative areas, maintenance of structural storm water management measures and sediment removal. Upon notification of the Owner/Developer, its successors or assigns by the Village of maintenance problems which require correction, the specified corrective actions shall be taken within a reasonable time frame as set by the Village.

6. In the event that maintenance of the storm water management measures is not undertaken by the Owner, its successors or assigns, the Village shall perform maintenance work on the storm water management measures if such failure to maintain (a) has a material adverse effect on property other than Outlot #1 of C.S.M. # _____ Development, or (b) endangers the public health or safety. However, before the Village shall have the right to perform any such maintenance pursuant to this section (except in the case of an emergency situation), the Village shall provide the Owner, its successors or assigns with written notice stating with specificity the maintenance activities the Village deems to be required with respect to the storm water management measures. The Owner, its successors or assigns shall then have ten (10) days after receipt of such written notice to perform such maintenance, provided that said ten (10) day period shall be extended if the Owner, its successors, assigns or duly authorized designee has commenced such maintenance work within said ten (10) day period and is diligently proceeding to complete the same. In the case of an emergency situation as determined by the sole discretion of the Village, no notice will be required prior to the Village performing emergency maintenance. The Owner, its successors or assigns shall be liable for all costs and expenses incurred by the Village for the failure to undertake any repairs.

7. The cost of inspections or any measures undertaken by the Village pursuant to Paragraphs 3 or 6 of this Agreement shall be assessed against the Owner, its successors or assigns pro rata according to their fractional ownership interest in accordance with the provisions of §66.0627, Wis. Stats. It is expressly understood and acknowledged that such cost shall be deemed a special charge for current services and may be levied in accordance with the provisions of §66.0627, Wis. Stats. Any such assessment which is not paid within sixty (60) days after billing shall be deemed a delinquent special charge and shall become a lien upon the parcel(s) against which such charge has been assessed. Such delinquent charges shall be extended upon the current or next tax roll as a delinquent tax against the parcel(s) for which payment has not been received by the Village, and all proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply to such special charges.

8. This Agreement imposes no liability of any kind whatsoever on the Village, and the Owner, its successors or assigns, agrees and promises to hold the Village, its officers, employees and agents, harmless and indemnify said entity and persons from any and all liability, of whatever kind or nature, in the event the storm water management and maintenance measures fail to function or operate properly and any damages of whatever kind or nature resulting from said failure to function or operate properly.

9. This Agreement shall be recorded with the Waukesha County Register of Deeds Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, assigns, heirs, and any other successors in interests and title.

10. The validity, meaning and effect of this Agreement shall be construed in accordance with the laws of the State of Wisconsin. This Agreement constitutes the entire agreement of the parties with respect to the subject matter thereof.

11. Each provision of this Agreement shall be considered separable, and if for any reason any provision or provisions are determined to be invalid and contrary to any existing or future law, the invalidity shall not impair the operation of those portions of this Agreement that are valid.

12. Venue for any disputes arising out of or under this Agreement shall be in the Circuit Court for Waukesha County, Wisconsin.

Dated this ____ day of _____, 20__.

OWNER:

Venice Beach Road, LLC.

By: _____

Name (please print or type): _____

Title (please print or type): _____

STATE OF WISCONSIN)
WAUKESHA COUNTY) ss

Personally came before me this _____ day of _____, 20__, the above named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

VILLAGE:

Village of Summit

By: _____
Jack Riley, Village President

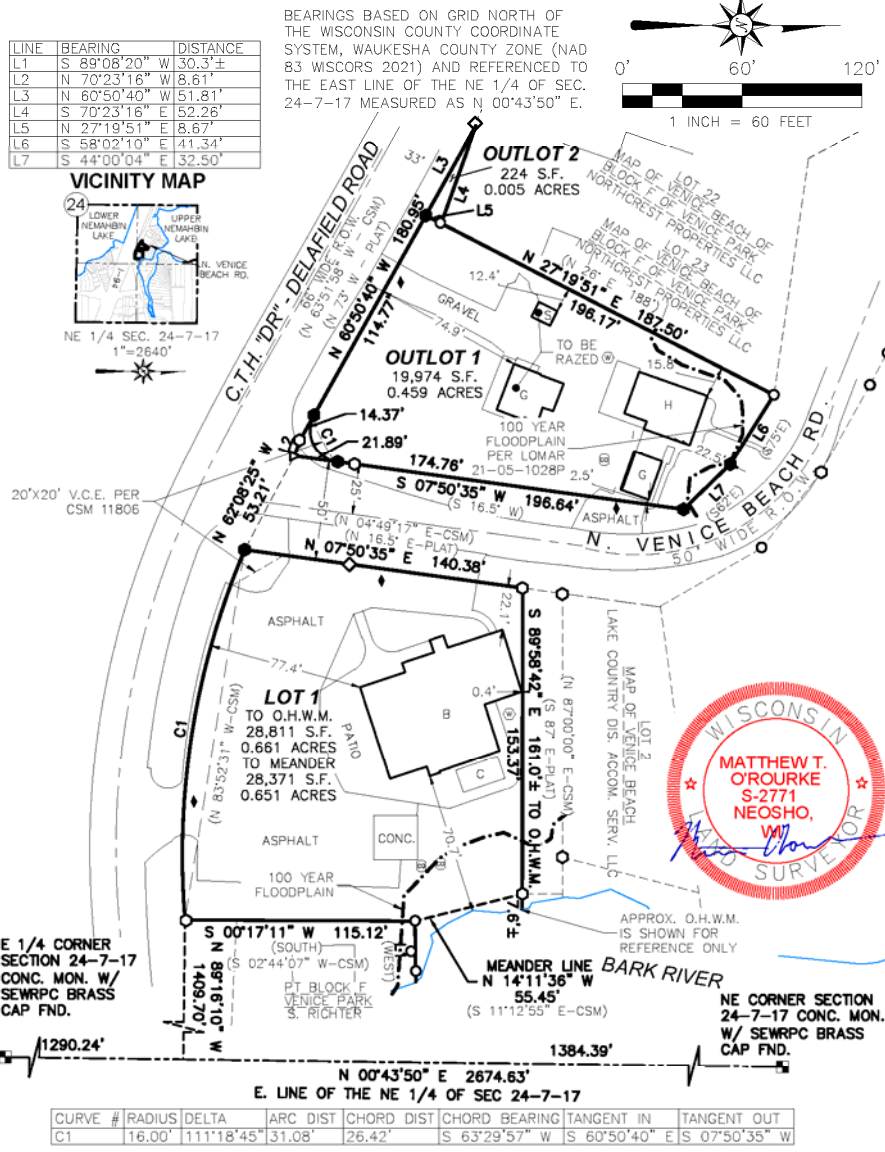
Attest: _____
Debra Michael, Administrator-Clerk/Treasurer

Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 1 AND OUTLOT 1 OF CSM 11806 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 4379872, AND LOT 24 AND LOT 25 OF MAP OF VENICE BEACH OF BLOCK F OF VENICE BEACH PARK INCLUDING PRIVATE R/W AS SHOWN ON MAP OF VENICE BEACH OF BLOCK F OF VENICE PARK, BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



PREPARED FOR:
 2008 N. VENICE BEACH ROAD LLC &
 34311 VENICE BEACH ROAD LLC
 637 MCCARTHY DR. N.
 HARTFORD, WI 53027



• SEE SHEET 2 FOR NOTES.
 • SEE SHEET 3 FOR LEGEND.
 REV: 08/19/2024
 DATED 07/16/2024
 JOB# 24079
 SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

EXHIBIT A1 - LEGAL DESCRIPTION OF DRAINAGE EASEMENT

EXHIBIT PREPARED BY: LAKE COUNTRY ENGINEERING, INC.

DRAINAGE EASEMENT LEGAL DESCRIPTIONS

Being drainage easement over and across a part of said Outlot described in Exhibit A, located in a part of the NE ¼ of Section 24 T.7 N., R17E. Village of Summit, Waukesha County, Wisconsin, more fully described as follows:

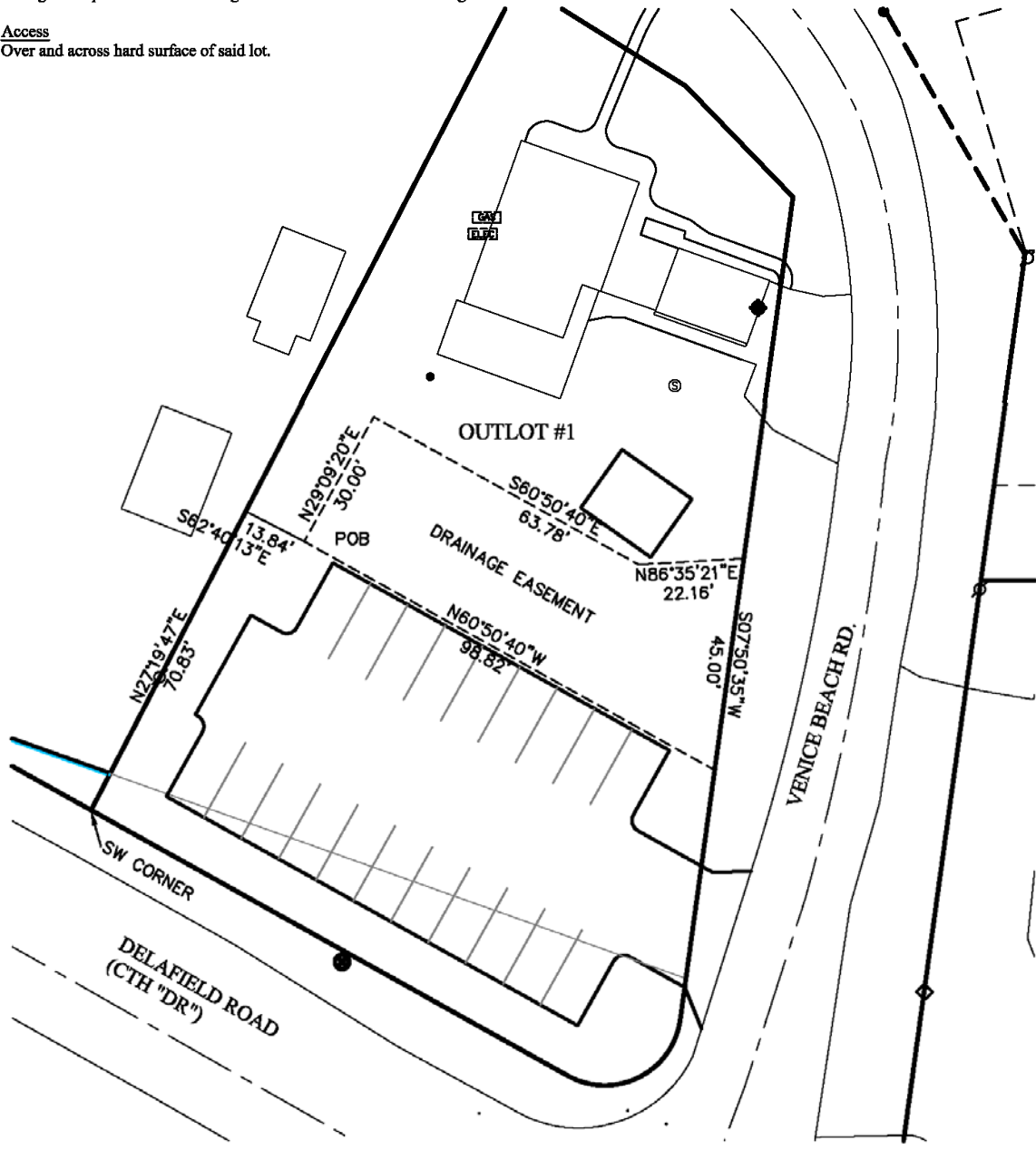
Commencing at the South West corner of Outlot 1, thence N 27°19'47"E, along the West lot line of said Outlot, 70.83 feet to a point; thence S 62°40'13"E, 13.84 feet to the point of beginning of the hereinafter described easement; thence N 29°09'20"W, 30.00 feet to a point; thence S 60°50'40"E, 63.78 feet to a point; thence N86°35'21"E, 22.16 feet to a point on the east lot line of said CSM, thence S 07°50'35"W, 45.00 feet, along said ROW line to a point; thence N60°50'40"W, 98.82 feet to the place of beginning.

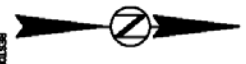
Restriction:

All lands within areas labeled "Drainage easement" are reserved for storm water collection. No buildings or other structures are allowed in these areas. No grading or filling (other than construction of the Storm Water BMP's per approved grading plan) is allowed in these areas that may interrupt storm water flows in any way. The Village of Summit, or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of this Maintenance Agreement.

Access

Over and across hard surface of said lot.





RESTORATION STORM WATER BIO-FILTER
 NEEDS TO TOP SOILS (1" MIN) SEE SEPARATE
 EXPLANATION. MAINTAINED WITH 1" TYPE B MATING,
 SEE CROSS SECTION FOR BOTTOM
 RESTORATION

EXHIBIT B - LOCATION MAP

STORM WATER MANAGEMENT PRACTICES COVERED BY THIS AGREEMENT
 THE STORM WATER MANAGEMENT PRACTICES COVERED BY THIS AGREEMENT ARE DEPICTED IN THE
 REDUCED COPY OF THE CONSTRUCTION PLANS, AS SHOWN BELOW. THE PRACTICES INCLUDE A BIO-FILTER
 STORM WATER BMP, LOCATED IN DRAINAGE EASEMENTS AS NOTED IN EXHIBIT A1 AND A STORM SEWER
 CONVEYANCE SYSTEM

PROPERTY ID: TAX KEY # 291-0915-3214-001
 STORM WATER PRACTICES: BIO-FILTER & STORM SEWER CONVEYANCE SYSTEM
 LOCATION OF PRACTICES: DRAINAGE EASEMENT AND THE LAKE MANAGEMENT
 DISTRICT ACCESS

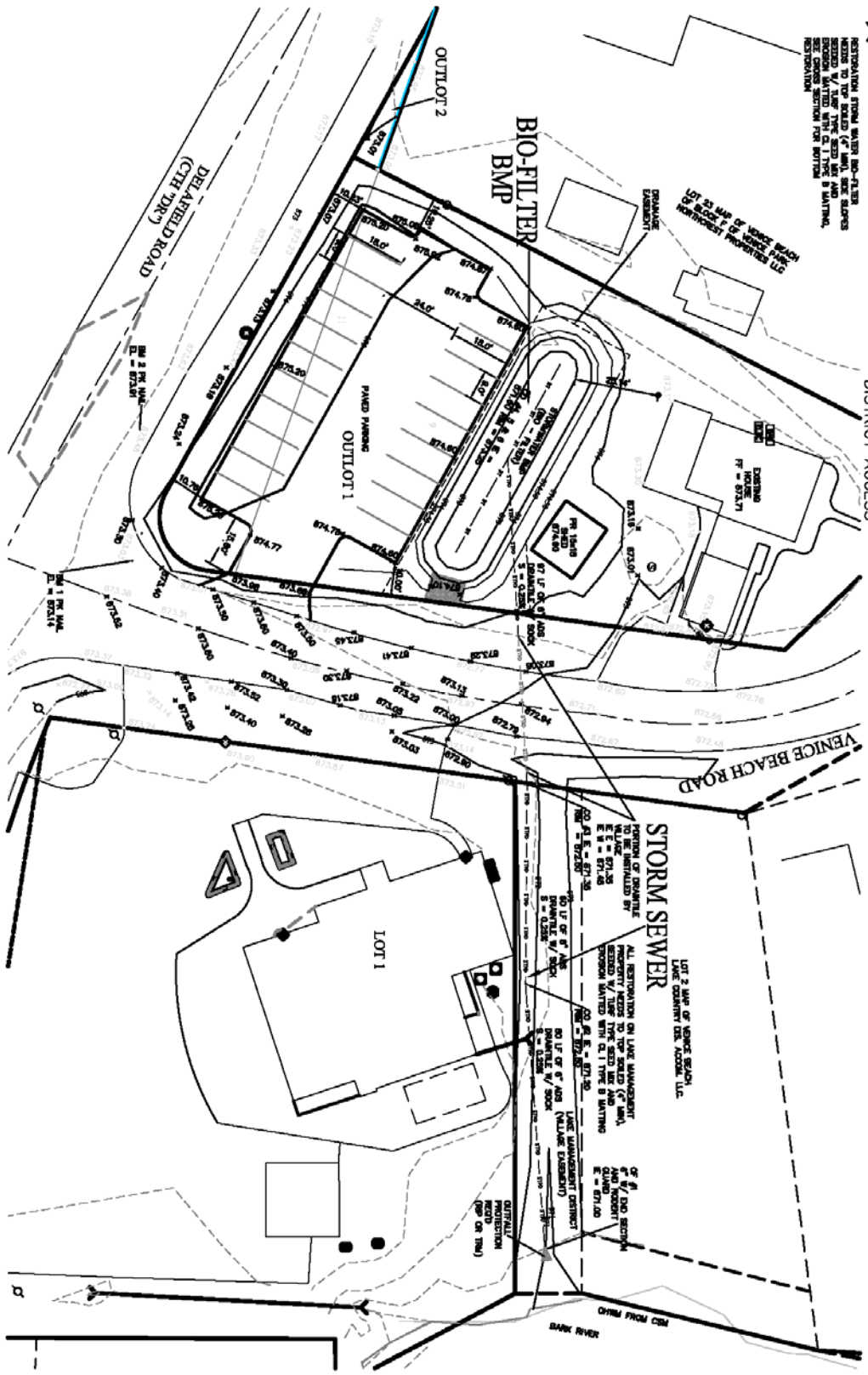


EXHIBIT C

Venice Beach Road LLC
Village of Summit, Waukesha County, WI

MAINTENENCE PLAN

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities indicates the minimum type of maintenance that can be expected for this particular site. Access to the storm water practices for maintenance vehicles are off of the parking lot. Any failure of a storm water practice that is caused by lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this agreement by the Village of Summit.

Minimum Maintenance Requirements for Bio-Filter

System Description:

This site has a Bio-Filter in a Drainage easement, to clean and slow the storm water from the new parking lot and a storm sewer system in the Village easement on the lake management property to drain the bio-filter.

Minimum Maintenance Requirements for The Bio-Filter BMP area

To ensure the proper function of the Bio-Filter BMP, the following list of maintenance activities are recommended:

1. A minimum of 70% soil cover made up of native grasses must be maintained on the basin bottom to ensure infiltration rates. Periodic mowing is recommended to enhance establishment of the Wetland Plants (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
 - For the first year, cut to a 6" height three times – once each in June, July and early August. To prevent damage to the native grasses, do not mow below a 6" height. Remove excessive accumulation of clippings to avoid smothering next year's plantings.
 - After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12" to avoid damage to the warm season plants.
 - Any major bare areas or areas taken over by nonnative species must be replanted. To clear area of weeds and cool season grasses, treat with an herbicide that contains glyphosphate in accordance with manufacturer's instructions. For other planting details, see NRCS standard 342 (Critical Area Planting).
2. The Bio-Filtration area and all components (inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year and any trees, grasses, or weeds removed. If the Bio-Filtration area is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.

3. If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area replanted in accordance with the notes above.
4. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing disturbed areas.
5. Heavy equipment and vehicles must be kept off of the bottom and side slopes of the bio-filter to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the bio-filter, resulting in ponding and possible growth of non-native plants.
6. No trees are to be planted or allowed to grow on the earthen berms or the bottom of the bmp. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the filter bottom, trees may shade out the native grasses.
7. No grading, or filling of the BMP other than sediment removal is allowed, unless otherwise approved by the Village of Summit.
8. Any other repair or maintenance needed to ensure the continued function of the infiltration areas as ordered by the Village of Summit under the provisions listed on page 1 of Storm Water Maintenance Agreement.

Sedimentation: Accumulated sediment, in significant proportions, should be removed and bare areas re-vegetated. Sediment material, free of trash and debris, may be used to fill and restore small depressions or shallow water pockets and then seeded.

Transport: Silt, sod, stone, and any other material transported as a result of high water volumes, velocities, or scour, shall be removed, replaced, and reinforced immediately to its proper condition and location occupied prior to the catastrophic event. Trash and other deleterious debris shall be properly disposed of.

Erosion: All grassed areas, embankments, and flow control devices, should be inspected frequently and particularly during high flow events (major rain storms and spring snow melt) for rills, scour, and short-circuiting. Areas showing signs of erosion shall be repaired, reinforced and re-vegetated immediately.

Mowing: Mowing is important to encourage growth and recycle nutrients. Infiltration devices, dry basins, grassed waterways, and buffers, shall be mowed to a height of not less than three inches, or more importantly, to a height above the operating depth for a 1.5 inch rainfall, no less than twice per year. Depending upon the natural height of the selected grasses, mowing may be infrequent and necessary only to prevent the growth of undesirable woody plants and trees. Grasses shall not be allowed to grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry, able to support machinery, and avoid rutting. Care shall be taken to protect nesting wildlife.

Any other repair or maintenance needed to ensure the continued function of the Bio-Filtration area as ordered by the Village of Summit.

Infiltration area plant list

Grasses / Sedges

Andropogon gerardii / Big Bluestem	Bouteloua curtependula / Side-Oats Grama
Bouteloua curtependula / Fringed Brome	Calamagrostis Canadensis / Blue Joint Grass
Carex bebbii / Bebb's Sedge	Carex bicknellii / Copper-Shouldered Oval Sedge
Carex comosa / Bristly Sedge	Carex crinite / Fringed Sedge
Carex hystericiana / Porcupine Sedge	Carex stipata / Common Fox Sedge
Carex vulpinoidea / Brown Fox Sedge	Elymus Canadensis / Canada Wild Rye
Elymus virginicus / Virginia Wild Rye	Glyceria Canadensis / Rattlesnake Grass
Glyceria grandis / Reed Manna Grass	Juncus dudleyi / Dudley's Rush
Juncus tenuis / Path Rush	Juncus torreyi / Torrey's Rush
Panicum virgatum / Switch Grass	Schizachyrium scoparium / Little Bluestem
Scirpus cyperinus / Wool Grass	Sorghastrum nutans / Indian Grass
Spartina pectinata / Prairie Cord Grass	

FORBS (FLOWERING PLANTS):

Allium cernuum / Nodding Onion	Asclepias incarnata / Marsh Milkweed
Aster azureus / Sky-Blue Aster	Aster ericoides / Heath Aster
Aster novae-angliae / New England Aster	Aster puniceus / Red-Stemmed Aster
Cassia hebecarpa / Wild Senna	Coreopsis palmate / Prairie Coreopsis
Desmodium canadense / Canada Tick Trefoil	Echinacea pallid / Pale Purple Coneflower
Eryngium yuccifolium / Rattlesnake Master	Eupatorium maculatum / Spotted Joe Pye Weed
Eupatorium perfoliatum / Boneset	Helenium autumnale / Sneezeweed
Helianthus grosseserratus / Saw-Tooth Sunflower	Heliopsis helianthoides / Early Sunflower
Hypericum pyramidatum / Great St. John's Wort	Liatris pycnostachya / Prairie Blazing Star
Liatris spicata / Marsh Blazing Star	Lobelia cardinalis / Cardinal Flower
Lobelia siphilitica / Great Blue Lobelia	Monarda fistulosa / Wild Bergamot
Napaea dioica / Glade Mallow	Physostegia virginiana / Obedient Plant
Pycnanthemum virginianum / Mountain Mint	Ratibida pinnata / Yellow Coneflower
Rudbeckia hirta / Black-Eyed Susan	Rudbeckia laciniata / Wild Golden Glow
Rudbeckia subtomentosa / Sweet Black-Eyed Susan	Sagittaria latifolia / Arrowhead
Silphium laciniatum / Compass Plant	Silphium perfoliatum / Cupplant
Solidago graminifolia / Grass-Leaved Goldenrod	Solidago ohioensis / Ohio Goldenrod
Solidago riddellii / Riddell's Goldenrod	Solidago rigida / Stiff Goldenrod
Verbena hastata / Blue Vervain	Vernonia fasciculata / Ironweed
Veronicastrum virginicum / Culver's Root	Zizia aurea / Golden Alexanders

SHRUBS:

Cornus stolonifera / Red Osier Dogwood	Physocarpus opulifolius / Ninebark
Viburnum opulus / American High-Bush Cranberry	Viburnum rafinesquianum / Downy Arrowwood

The infiltration area shall utilize no less than 12 native species selected from the list. No less than 4 of the selected species shall be selected from the Grass/Sedge portion of the list and shall comprise no less

than 40% of the total plant. Check with your nursery/plant supplier to select species that work best with your soil and sunlight conditions.

Shrubs are intended to be planted in association with the Infiltration BMP but must not be planted within the rain water collection area. Care must be taken so that these shrubs do not outcompete or shade the grass and forb species.

Easement Inspection

- A yearly inspection conducted in spring (between March 15th and April 15th) is required. An inspection form, as provided by the Village of Summit, must be filled out by a qualified person that represents the Owner. Any needed maintenance must be documented and scheduled for immediate repair. All repairs must be documented, preferably with photographs. The completed inspection form and documentation must be forwarded to the Village Engineer (SEH). The contact information will be included on the provided inspection form. Failure to complete the yearly spring inspection will be cause for the Village to inspect the basin and conveyances, at the Owner's cost, as outlined above.
- All other repairs or maintenance needed to ensure the continued function of the infiltration basin as ordered by the Village of Summit under the provisions previously listed in this Agreement

STORM SEWER SYSTEM COMPONENTS

The stormwater facility system components include the following:

- 5 Cleanouts
- All storm sewer pipes, cleanouts, outfalls, and flumes designed to convey stormwater runoff.

INSPECTION AND MAINTENANCE

All components of the stormwater management system shall be inspected at least annually in early spring or more frequently as described below. Repairs will be made whenever the performance of the system is compromised as described below.

- The storm sewer pipes, Cleanouts and outlets of the BMP's have been constructed utilizing PVC pipe. The estimate life of these structures is 75 to 100 years. Annual inspection of the structures will disclose any potential structural problems. If structural problems appear, repair or replace structure or pipe.

The owner shall maintain records of the dates and findings of inspections of the stormwater management system and the cleaning and replacement of system components. The owner shall provide copies of all records to the Village upon request.

THE GATHERING
SINGLE-FAMILY SUBDIVISION - CONCEPT PLAN
10/17/2024 Plan Commission Meeting
Lurvey Property (SUMT0714999001)

Staff Report

Village of Summit, Wisconsin

Property Location: 543 S. Wayfare Trail

Property Owner: Mark & Eileen Lurvey

Zoning: A-1 Agricultural (35+ acres), Wetland, Floodplain and Environmental Corridor Overlays

Land Use Plan: SF Residential 1.6-acre density, Wetland and Environmental Corridor

Recommended Motion: *No motion is required at this time. The applicant is seeking feedback prior to submitting any formal applications for the rezone and subdivision plat.*

Summary:

The applicant is proposing to develop an existing 38.7-acre property currently used for agricultural purposes as a 12-lot single-family residential subdivision. There are 11 numbered lots, one outlot (Outlot 1) that will be owned in common with all of the lot owners, and one outlot (Outlot 2) that will remain in ownership by the current property owners. Outlot 2 will eventually be sold for the purpose of constructing a single-family residence. There is an existing pole barn and pergola on proposed Outlot 2. The property owners live on an adjacent lot to the east. The pole barn is considered a principal building in the A-1 Agricultural District. The applicant is proposing to rezone Outlot 2 to A-2 Agricultural so that the minimum lot size can be reduced in size, as small as three acres (with a maximum density of 1 unit/10 acres). The pole barn is still considered a principal building in the A-2 Agricultural District. It does not appear that any permits were issued for the pergola. The applicant will need to apply for the necessary permit to retain the pergola structure.

The applicant is proposing to rezone the area of the property inclusive of Lots 1-11 to the R-3 Village Residential District and develop the subdivision as a conservation type development, which requires a minimum lot size of 20,000 sq. ft. and maximum density of 28,000 sq. ft./unit. A conventional type development would require a minimum lot size of 35,000 sq. ft. and maximum density of 43,560 sq. ft./unit. A conservation subdivision allows a minimum lot width of 120 ft. rather than 150 ft. that is required as part of a conventional subdivision. Conservation subdivisions require that at least 40% of the land be held in open space. A minimum of 10.9 upland acres would need to be preserved. The applicant is proposing to preserve 13 upland acres.

The applicant is not proposing to amend the land use plan, which allows a maximum density of 1.6-acres/unit. Waterways, wetlands, and floodplain are not included in the density calculation. The land use plan is the limiting factor and would yield a total of 16 lots (based on the lot calculations below). The applicant is proposing a total of 11 new single-family residential lots,

Lurvey Concept Residential Subdivision – The Gathering

with an average lot size of 37,813 sq. ft. None of the newly created lots will include wetlands, floodplain, or primary environmental corridor.

Outlot 2 (recommended Lot 12) is 10.86 acres in size with the pole barn and pergola and will eventually become a single-family residential lot. In the meantime, the Outlot will be in common ownership with the adjacent lot to the east. The two lots can be sold as separate lots if Outlot 2 remains in an agricultural district as described above. The existing barn on Outlot 2 contains 7 goats and several chickens. If the property remains in an agricultural zoning district, it appears that there is no restriction on the number of goats, provided the goats are used for agricultural purposes, and not just kept for pleasure, companionship, or traditional transport.

Outlot 1 will be commonly owned by all lot owners of the subdivision. The outlot is 17.15 acres in size. The applicant is proposing a private trail system, fire pit and play area, and stormwater management within the outlot. The outlot will also provide access to the Bark River for all lot owners. The applicant is willing to allow the construction of a 5-car parking lot for public access to the Bark River. The applicant would propose an easement in benefit of the village for the construction of the parking lot and access to the river. Construction and maintenance responsibilities have not been determined. The applicant is also willing to provide an easement for the benefit of Waukesha County to preserve the Bark River Greenway area, which is inclusive of the wetland and floodplain, and a strip outside of the wetland and floodplain for the construction of a future trail that would connect STH 67 and CTH P.

No new roads are proposed. Each lot will have access from an existing local subdivision road. Each lot will be served by a private septic system and well. It appears some of the land has soils that are indicative of high groundwater conditions. The Village Surveyor has recommended that the applicant provide pre-planned septic areas. The applicant will be preparing Subdivision Declaration of Restrictions and establishing a Homeowner’s Association.

Land Type	Acres
Upland (no PEC/WL/FP)	25.68 acres
• Upland (no PEC/WL/FP) (1 unit/1.6-acres)	15.68
• Upland (no PEC/WL/FP) (1 unit/10 acres)	10
Upland PEC (1 unit/5 acres)	1.53 acres
Wetland/Floodplain (no density credit)	10.35
Proposed Road ROW	0
Total	37.56

Density per Land Use Plan Subdivision

Gross Developable Area (Excludes WL/FP and Exterior Road ROW) = 27.21 acres

Net Developable Area = (GDP – Proposed Road ROW) = 27.21 acres

Required Open Space for Conservation Subdivision (40%) = 10.88 acres

Lurvey Concept Residential Subdivision – The Gathering

Developable area = 27.21 acres – Upland PEC (1.53 acres) = 25.68 acres

Number of units allowed per LUP (non-EC) = 16.05 units

Number of units allowed per EC = 0.3 units

Total number of units allowed = 16 units

Density Per R-3 and A-2 Zoning

Gross Developable Area (Excludes WL/FP and Exterior Road ROW) = 27.21 acres

Net Developable Area = (GDP – Proposed Road ROW) = 27.21 acres

Required Open Space for Conservation Subdivision (40%) = 10.88 acres

Developable area = 27.21 acres – Upland PEC (1.53 acres) = 25.68 acres

Number of units allowed per R-3 (subtract 10 acres for one lot in A-2) = 24.39 units

Number of units allowed in A-2 = 1 unit

Total number of units allowed = 25 units

Considerations:

- Lots 1-11 will need to be rezoned to the R-3 Village Residential District. The adjacent subdivision located directly south of the property known as Lincolnwood West is currently zoned R-3 Residential with lot sizes of 1-acre or more. The adjacent properties to the east and remaining properties to the south are zoned R-2 Country Residential with most lot sizes of 2 acres or more.
- Outlots 1 and 2 will need to be rezoned to A-2 Agricultural District in order to allow the construction of a single-family residence on Outlot 2. Outlot 2 can be renamed Lot 12.
- Staff recommends that a note be added to the face of the subdivision plat that there can be no further land division.
- Construction and maintenance responsibilities for the parking lot will need to be determined. An easement document should be provided and the area shown on all future submittals.
- An open space management plan should be submitted for review and approval by the Village, specific to planting and long-term management of Outlot 1.
- The area along the Bark River is identified on the Waukesha County Park and Open Space Plan as proposed County-ownership. The applicant has consulted with the County and they are interested in an easement that includes the wetland and floodplain for preservation and additional acreage for the construction of a future trail that would provide a connection between STH 67 and CTH P. The easement language should be provided and the area shown on all future submittals.
- Soil tests will be required on each lot to demonstrate soil suitability for a septic system and groundwater separation to the lowest level of the homes. The Village Surveyor has recommended that the Village require pre-planned septic sites.
- If subdivision signage is proposed, a detailed rendering should be submitted as part of any formal submittals.
- The applicant should verify that the goats are kept for agricultural purposes.
- Stormwater management will need to be reviewed and approved by the Village

Lurvey Concept Residential Subdivision – The Gathering

Engineer. A Stormwater Maintenance Agreement will need to be reviewed and approved and recorded with the Waukesha County Register of Deeds.

- The applicant will need to obtain a permit for the pergola structure.
- The applicant will need to demonstrate that they meet the state mandated public access requirements to the river.

“THE GATHERING”

VILLAGE OF SUMMIT

--PROPOSED DEVELOPMENT ON THE LURVEY PROPERTY--

OCTOBER, 2024

<u>Location:</u>	East of Summit Ave (Hwy 67), West of Wayfare Trail, and North of Whitaker Lane
<u>Site Size:</u>	37.56 Acres
<u>Current Zoning:</u>	A-1 Agriculture
<u>Proposal:</u>	To create a single family subdivision of 12 homesites with lots averaging 37,813 square feet in size, each having frontage on green space and the Bark River
<u>General Character:</u>	It is envisioned that this will be a community of architecturally controlled single family homes on single family homesites
<u>Building Restrictions:</u>	Preliminary building restrictions state the minimum size of the homes will be as required by the village zoning code, or greater
<u>River Greenway:</u>	We will work with Waukesha County on a greenway plan for the Bark River corridor. An easement will be conveyed to protect the woodlands, wetlands, and floodplain
<u>Density Calculations:</u>	See attached site “data sheet”
<u>Drainage:</u>	Storm water control will be accomplished through a stormwater management area in Outlot #1
<u>Timing:</u>	If approval is granted on a timely basis, construction would begin in Spring, 2025. The development will be constructed in one phase
<u>Synopsis:</u>	We are pleased to present an extraordinary and innovative plan for a high-quality residential community

“THE GATHERING” -- Data Sheet

<u>Existing Zoning:</u>	A-1 Agricultural (Minimum 35 ac)
<u>Proposed Zoning:</u>	R-3 Village Residential (Lots 1 – 11 & Outlot #1) A-2 Agriculture – Outlot #2
<u>Overall Site Area:</u>	37.56 acres
<u>Length of New Roads:</u>	0 Feet
<u>Density Per Master Plan:</u>	Single Family Residential 1.6 acre density
<u>Density as Proposed:</u>	3.13ac/12 Lots*
<u>Density Factor & Area/Dwelling Unit:</u>	28,000 square feet
<u>Number of Lots Proposed:</u>	11 Homesites + Outlot #2 (A-2 Farmette)
<u>Minimum Lot Size:</u>	36,000 square feet
<u>Minimum Lot Size (Cons. Sub):</u>	20,000 square feet
<u>Minimum Lot Width:</u>	120'
<u>Average Proposed Lot Size:</u>	37,813 (11 Lots)
<u>Common Open Space (Outlot #1):</u>	17.15ac (55%)
<u>Preliminary Building Restrictions:</u>	1 st Floor Minimum: 1,200 square feet 1 st & 2 nd Floor Minimum: 1,400 square feet
<u>Homeowners Association:</u>	Yes
<u>Utilities:</u>	Natural Gas, Electricity, and Telephone
<u>Water:</u>	Individual Private Wells
<u>Wastewater:</u>	Individual Septic Systems

*Outlot #2 will be a single-family farmette for a single home and barn site. The barn exists on the site with farm animals (currently 7 goats and chickens) and a fenced pasture.

THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

www.pinnacle-engr.com



GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

SURVEYED LEGAL DESCRIPTION:

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 1 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:
Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 00°30'01" East along the west line of said Southwest 1/4, 56.15 feet; thence North 69°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "67" and the Point of Beginning, thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River, thence northwesterly 2563 feet, more or less, along the centerline of the Bark River, thence South 07°20'21" East along the west line of Certified Survey Map No. 4464, 638 feet, more or less, to the northwesterly right of way line of South Wayfare Trail and a point on a curve; thence southwesterly 443.42 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'38" West, 422.10 feet; thence South 19°20'21" East along said northwesterly right of way line, 350.00 feet to a point of curvature; thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet; thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.18 feet to a point on a curve on the northerly right of way line of Whitaker Lane; thence northwesterly 5.25 feet along the arc of said curve to the left and said right of way line, whose radius is 595.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 571.88 feet to a point of curvature; thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'01" West, 326.33 feet; thence South 69°29'59" West along said right of way line, 80.00 feet to the Point of Beginning.

GENERAL NOTES

- Survey prepared for: MARK & EILEEN LURVEY TRUST
- Field work completed on SEPTEMBER 6, 2024.
- Flood Zone Classification: The property lies within in Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of 500 Year Flood chances.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAV88). Reference Benchmark: Monument with brass cap at the southwest corner of the Northwest 1/4 Section 35, Town 7 North, Range 17 East, Elevation = 686.51.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20243418533 with a clear date of SEPTEMBER 1, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Wetlands delineated by Heartland Ecological Group, Inc. MAY, 2024.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The edge of water and ordinary high-water mark shown hereon was located on September 6, 2024.

CONCEPTUAL PLAN - LURVEY TRUST PROPERTY

OWNER/DEVELOPER: MARK & EILEEN LURVEY TRUST
C/O SIEPMANN REALTY CORPORATION
ATTN: JIM SIEPMANN
W240 N1221 PEWAUKEE ROAD
WAUKESHA, WI 53188

SITE ADDRESS: 543 S WAYFARE TRAIL

TAX KEY NUMBER: SUMT 0714999001

LOCATION: NW 1/4 & SW 1/4 SECTION 35, T7N, R17E

PARCEL SIZE: 39 ACRES +/-

VILLAGE OF SUMMIT ZONING:
R-3 VILLAGE RESIDENTIAL DISTRICT CONSERVATION
DENSITY FACTOR/AREA PER DWELLING UNIT = 28,000 SF
MINIMUM TOTAL OPEN SPACE = 40% OF PROJECT AREA
MINIMUM LOT AREA = 20,000 SF
MINIMUM LOT WIDTH = 120' AT BUILDING SETBACK
MAXIMUM IMPERVIOUS AREA = 10,500 SF OR 15% OF LOT AREA, WHICHEVER IS GREATER
LOCAL STREET SETBACK = 20' (PROPOSING 30')
MINIMUM SIDE YARD = 20'
MINIMUM REAR YARD = 25'
MINIMUM WETLAND SETBACK = 25'
MINIMUM SETBACK FROM OHWM = 75'

PROPOSED NUMBER OF LOTS: 11
PROPOSED NUMBER OF OUTLOTS: 2

AREAS:

TOTAL SITE AREA TO OHWM = 1,636,413 SF (37.5669 AC)
TOTAL LOT AREA (LOTS 1-11) = 415,947 SF
TOTAL OUTLOT 1 AREA TO OHWM = 747,105 SF
TOTAL FLOODPLAIN ON OUTLOT 1 = 179,350 SF
TOTAL WETLAND ON OUTLOT 1 = 82,225 SF
TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON OUTLOT 1 = 225 SF
TOTAL UPLAND ON OUTLOT 1 = 567,530 SF
TOTAL OUTLOT 2 AREA TO OHWM = 473,361 SF
TOTAL FLOODPLAIN ON OUTLOT 2 = 270,029 SF
TOTAL WETLAND ON OUTLOT 2 = 211,488 SF
TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON OUTLOT 2 = 1,391 SF
TOTAL UPLAND ON OUTLOT 2 = 201,941 SF

LEGEND OF SYMBOLS & ABBREVIATIONS

Sanitary Manhole	Fiber Optic Marker	Sign
Storm Inlet	Fiber Optic Manhole Vault	Mail Box
Cleanout	Telephone Pedestal	Flag Pole
Catch Basin	Telephone Manhole Vault	Backfill Hoop
Latent	Transformer	Rebar
Underground Manhole	Electric Meter Pedestal	Cross Out
Well	Electric Manhole Vault	Iron Pipe
Hydrant	Cable TV Resistor Cable	Iron Rebar
Water Valve	TV Manhole Vault	Manhole
Down Spout	Gas Valve	Section Monument
Sprinkler Valve	Gas Meter	Bench Mark
Water Shut Off	Gas Meter	Cover Tree
Standpipe	Air Conditioning Unit	Deciduous Tree
Water Manhole	Vent	Bush
Flood Light	Directional Arrow	Wetland Symbol
Light Pole	Handicap Stall	Centerline
Utility Pole	Spot Elevation	Elevation
Guy Wire	Sanitary Sewer	Posting
	Storm Sewer	Inv.
	Water Man	Mon.
	Fiber Optic Line	P.O.B. - Point of Beginning
	Telephone Line	P.O.C. - Point of Commencement
	Electric Line	R.O.W. - Right of Way
	Overhead Wires	Sec.
	Cable Television	Sq. Ft. - Square Feet
	Gas Main	With
	Wetlands	Recorded As
	Tree Line	Decided As
	No Access	

SOILS ON SITE:
CeB = Casco loam (B)
FoA = Fox loam (C)
FsA = Fox silt loam (B)
HtA = Houghton muck (A/D)
MhA = Matherton sandy loam = (B/D)
MmA = Matherton silt loam = (B/D)
MzK = Mussey loam (B/D)

PROJECT ENGINEER/SURVEYOR:
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Digger's Hotline, Inc., Etc.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE STATE IDENTIFIERS REQUIRED ON 3/4" SCALE
MILV. AREA 259-1181



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

LURVEY TRUST PROPERTY
BEING PART OF THE SW 1/4 & NW 1/4 OF SEC. 35 T7N, R17E,
VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

CONCEPT PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED LOTS	09-13-24

SHEET
C-1
C-1

SCALE: 1" = 100'

START DATE: 08-20-24

FIG. JOB NO: 5866.00-MV
FIG. P/N: ASZ
SCALE: 1" = 100'

CONCEPT PLAN



SURVEYED LEGAL DESCRIPTION:
 Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 of the Northwest 1/4 of Section 35, Township 1 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:
 Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet, thence North 89°29'59" East, 82.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "67" and the Point of Beginning, thence North 00°30'01" West along said east right of way line, 56.15 feet, thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River, thence northwesterly 258.8 feet, more or less to the centerline of the Bark River, thence South 07°20'21" East along the west line of Certified Survey Map No. 4454, 638 feet, more or less, to the northwesterly right of way line of South Wayfare Trail and a point on a curve, thence southwesterly 443.42 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'39" West, 422.10 feet, thence South 18°20'21" East along said northwesterly right of way line, 350.00 feet to a point of curvature, thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet, thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.18 feet to a point on a curve on the northerly right of way line of Whitaker Lane, thence northwesterly 5.25 feet along the arc of said curve to the left and said right of way line, whose radius is 555.70 feet and whose chord bears North 61°14'47" West, 5.25 feet, thence North 61°30'01" West along said northerly right of way line, 571.88 feet to a point of curvature, thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'01" West, 326.33 feet, thence South 89°29'59" West along said right of way line, 80.00 feet to the Point of Beginning.

GENERAL NOTES

- Survey prepared for: MARK & EILEEN LURVEY TRUST
- Field work completed on SEPTEMBER 6, 2024.
- Flood Zone Classification: The property lies within Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of 500 Year Flood chances.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). Reference Benchmark: Monument with brass cap at the southwest corner of the Northwest 1/4 Section 35, Town 7 North, Range 17 East, Elevation = 695.51.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20243418533 with a clear date of SEPTEMBER 1, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Wetlands delineated by Heartland Ecological Group, Inc. MAY, 2024.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that: (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The edge of water and ordinary high-water mark shown hereon was located on September 6, 2024.

CONCEPTUAL PLAN - LURVEY TRUST PROPERTY

OWNER/DEVELOPER: MARK & EILEEN LURVEY TRUST
 C/O SIEPMANN REALTY CORPORATION
 ATTN: JIM SIEPMANN
 W240 N1221 PEWAKEE ROAD
 WAUKESHA, WI 53188

SITE ADDRESS: 543 S WAYFARE TRAIL

TAX KEY NUMBER: SUMT 0714999001

LOCATION: NW 1/4 & SW 1/4 SECTION 35, T7N, R17E

PARCEL SIZE: 39 ACRES +/-

VILLAGE OF SUMMIT ZONING:
 R-3 VILLAGE RESIDENTIAL DISTRICT CONSERVATION
 DENSITY FACTOR/AREA PER DWELLING UNIT = 28,000 SF
 MINIMUM TOTAL OPEN SPACE = 40% OF PROJECT AREA
 MINIMUM LOT AREA = 20,000 SF
 MINIMUM LOT WIDTH = 120' AT BUILDING SETBACK
 MAXIMUM IMPERVIOUS AREA = 10,500 SF OR 15% OF LOT AREA, WHICHEVER IS GREATER
 LOCAL STREET SETBACK = 20' (PROPOSING 30')
 MINIMUM SIDE YARD = 20'
 MINIMUM REAR YARD = 25'
 MINIMUM WETLAND SETBACK = 25'
 MINIMUM SETBACK FROM OHWM = 75'

PROPOSED NUMBER OF LOTS: 11
PROPOSED NUMBER OF OUTLOTS: 2

AREAS:
 TOTAL SITE AREA TO OHWM = 1,636,413 SF (37,5669 AC)
 TOTAL LOT AREA (LOTS 1-11) = 415,947 SF
 TOTAL OUTLOT 1 AREA TO OHWM = 747,105 SF
 TOTAL FLOODPLAIN ON OUTLOT 1 = 179,350 SF
 TOTAL WETLAND ON OUTLOT 1 = 82,225 SF
 TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON OUTLOT 1 = 225 SF
 TOTAL UPLAND ON OUTLOT 1 = 567,530 SF
 TOTAL OUTLOT 2 AREA TO OHWM = 473,361 SF
 TOTAL FLOODPLAIN ON OUTLOT 2 = 270,029 SF
 TOTAL WETLAND ON OUTLOT 2 = 211,488 SF
 TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON OUTLOT 2 = 1,391 SF
 TOTAL UPLAND ON OUTLOT 2 = 201,941 SF

LEGEND OF SYMBOLS & ABBREVIATIONS

Sanitary Manhole	Fiber Optic Manhole	Well	Water Valve	Down Spout	Springler Valve	Water Shut Off	Standpipe	Water Manhole	Flood Light	Light Pole	Traffic Signal Pole	Utility Pole	Guy Wire
Storm Manhole	Storm Inlet	Catch Basin	Latrine	Unknown Manhole	Hydrant	Water Valve	Down Spout	Springler Valve	Water Shut Off	Standpipe	Water Manhole	Flood Light	Light Pole
Cleanout	Catch Basin	Latrine	Unknown Manhole	Well	Hydrant	Water Valve	Down Spout	Springler Valve	Water Shut Off	Standpipe	Water Manhole	Flood Light	Light Pole
Sanitary Manhole	Fiber Optic Manhole	Well	Water Valve	Down Spout	Springler Valve	Water Shut Off	Standpipe	Water Manhole	Flood Light	Light Pole	Traffic Signal Pole	Utility Pole	Guy Wire
Sanitary Manhole	Fiber Optic Manhole	Well	Water Valve	Down Spout	Springler Valve	Water Shut Off	Standpipe	Water Manhole	Flood Light	Light Pole	Traffic Signal Pole	Utility Pole	Guy Wire

SOILS ON SITE:
 CeB = Casco loam (B)
 FoA = Fox loam (C)
 FsA = Fox silt loam (B)
 HTA = Houghton muck (A/D)
 MhA = Matherton sandy loam = (B/D)
 MmA = Matherton silt loam = (B/D)
 MzK = Mussey loam (B/D)

PROJECT ENGINEER/SURVEYOR:
 ANTHONY S. ZANON, P.E.
 JOHN P. KONOPACKI, P.L.S.
 PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD, SUITE 100
 BROOKFIELD, WI 53186
 (262) 754-8888
 tony.zanon@pinnacle-engr.com

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
 Contact Digger's Hotline, Inc., Etc.

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 48 HOURS A DAY
 MON-FRI 8:00 AM - 5:00 PM
 SAT 8:00 AM - 12:00 PM
 SUN 10:00 AM - 4:00 PM
 MFLA AREA 259-1181

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LURVEY TRUST PROPERTY
BEING PART OF THE SW 1/4 & NW 1/4 OF SEC. 35 T7N, R17E,
VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

CONCEPT PLAN

REVISIONS

1	REVISED LOTS	09-13-24
---	--------------	----------

SHEET
C-1
C-1

Z:\PROJECTS\2024\5866.00-W\CAD\SHEETS\5866.00 PRELIM.DWG